

MARINA DEL REY \$3,495,000  
3621 Via Dolce



VENICE \$4,488,000  
555 San Juan Avenue

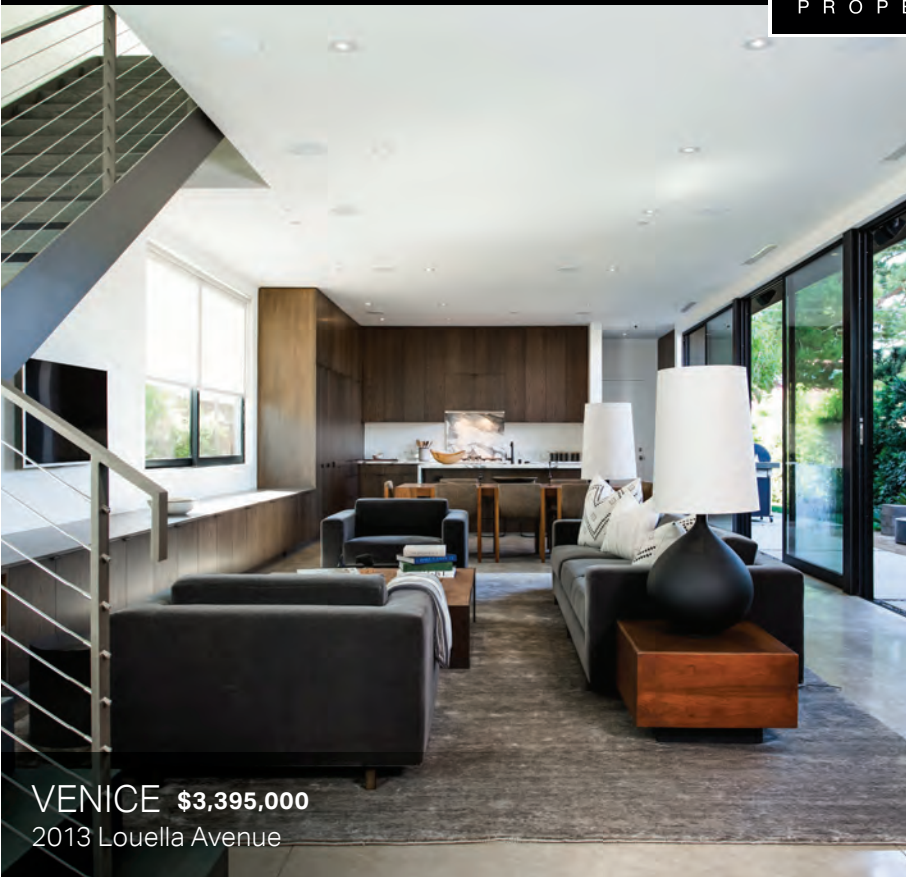


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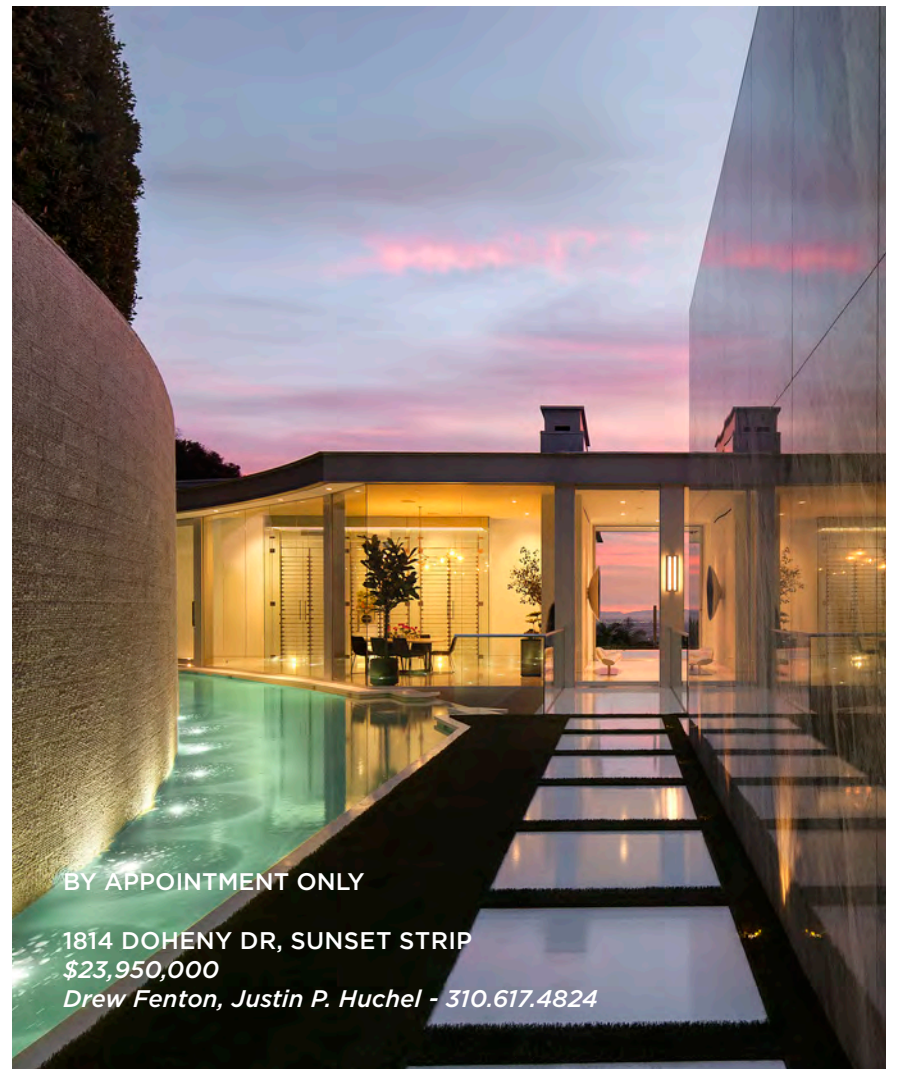
VENICE \$3,395,000  
2013 Louella Avenue



MAR VISTA \$1,350,000  
3621 1/2 Centinela Avenue







BY APPOINTMENT ONLY

1814 DOHENY DR, SUNSET STRIP

\$23,950,000

Drew Fenton, Justin P. Huchel - 310.617.4824



OPEN TUESDAY 11-2

12753 MULHOLLAND DRIVE, BHPO

\$12,800,000

Linda May - 310.492.0735



RENDERING

BY APPOINTMENT ONLY

1231 SHADOW HILL WAY, BEVERLY HILLS

\$11,900,000

Tyrone McKillen - 310.492.0711





OPEN TUESDAY 11-2

9233 SWALLOW DR, BEVERLY HILLS

NEW PRICE \$16,495,000

David Yocum - 310.560.6164



THURSDAY 9:30 AM - 11:45AM

21830 PACIFIC COAST HIGHWAY, MALIBU

NEW PRICE \$14,500,000

Branden Williams, Rayni Romito Williams - 310.691.5935



OPEN TUESDAY 11-2

8952 ST. IVES DR, SUNSET STRIP

\$6,395,000

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**999 South San Rafael Avenue – Pasadena**  
**The Clifford Barnes Estate, 1912**

Oak Ridge, also known as the Clifford Barnes Estate, was designed in 1912 by Elmer Grey, F.A.I.A. This park-like private 1.6 acre estate property showcases Grey's talent as an exceptional architect of the first quarter of the twentieth century. Oak Ridge is located in Pasadena's Edenic San Rafael Hills, and is sited at the end of a gated long private drive. Here, Grey brings an open breezy modernity to the plan, masterfully combining Eastern Shingle Style and Craftsman elements suitable for a grand two story family residence set within a California garden. As Pasadena's Victorian-era landscape transitioned into a new, modern world, Grey's application of low-pitched, gabled roof and dormers, heavy use of wood rafters, wood-shake siding, and pebble dash stucco exteriors provide a perfect counterpoint against the architectural formality of the late-nineteenth century. Generous common rooms open to multiple outdoor loggias which meld seamlessly with the garden. The residence displays fine fixtures, Grueby tile fireplaces, and fine woodworking throughout, and includes: 6 bedrooms, 5 bathrooms, eat-in kitchen, detached artist's studio, 3 car garage, finished basement/entertainment room, wine room, and a long lap pool. Recently approved Mills Act Contract affords significant tax savings.

[architectureforsale.com](http://architectureforsale.com) \$5,499,000 / Matthew Berkley & Crosby Doe

**310.275.2222**  
[architectureforsale.com](http://architectureforsale.com)<sup>™</sup>



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1705 OCEAN AVENUE, UNIT 307  
SANTA MONICA | 2BD/2BA  
MELANIE SOMMERS | 310.418.0343



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**31885 CIRCLE DRIVE, LAGUNA BEACH**  
KEVIN DEES | \$8,995,000 | 310.500.3015



**20580 BETTON WAY, TOPANGA**  
DAVID KELMENSEN | \$3,499,000 | 310.500.1430



**3430 PRIMERA AVENUE, HOLLYWOOD HILLS**  
KAREN MISRAJE | \$1,195,000 | 310.500.3909



**1620 NORTH STANLEY AVENUE | WEST HOLLYWOOD**  
DAVID SHEFTELL | \$1,588,000 | 818.300.7873





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- STUDIO CITY | FEB '16





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1803 Blue Heights Drive  
\$3,395,000  
Aaron Kirman  
424.249.7162



WESTWOOD  
200 S. Bentley Avenue  
\$2,850,000  
Darren Winston  
310.709.8980



WEST HOLLYWOOD  
4569 Waring Avenue  
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Julz Heaney  
310.728.5244



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\$1,365,000  
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**4415 DUNDEE DRIVE, LOS FELIZ**  
LISTED AT \$3,895,000

OPEN TUESDAY 11-2PM

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www.616POINSETTIA.com ToddMichaud.LA@gmail.com



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BY APPOINTMENT

Stunning Spanish located in the Beverly Grove. This classical home features 4 bedrooms, 3 bathrooms, immaculate finishes, and a gourmet kitchen. The master bedroom is accompanied by a designer bathroom. This Spanish oasis boasts plenty of outdoor space, including a pool and a veranda for dining al fresco, and a studio suite. Centrally located and a short distance away from trendy boutiques and restaurants on Melrose.

THE SUNSET TEAM-ALEX LOMBARDO 310.274.3900  
www.445EDINBURGH.com alex@thesunsetteam.com



**4582 ALLA ROAD, MAR VISTA**  
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OPEN TUESDAY 11-2PM

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SHERRI NOEL  
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310.994.8721  
sherri@sherrinoel.com

**1050 EDINBURGH #305, W. HOLLYWOOD**  
LISTED AT \$1,089,000

OPEN TUESDAY 11-2PM

Top floor townhouse-style PH with great views! 2005 Mediterranean Villa property with hardwood floors and custom finishes throughout. Gourmet kitchen with SS appliances, granite counters and center island. Living room with fplc and French doors opening to a deck with city lights views. 3 bedrooms up include a master with vaulted ceiling, a spa-bath, walk-in closet, scenic downtown views & private balcony. Includes two side-by-side parking spaces near elevator & storage.

OMEGA GROUP-JOSH HILL 213.840.0572  
www.1050EDINBURGH305.com JoshHill.LA@gmail.com





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4166 Verdugo View Drive | **\$1,395,000**

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Los Feliz Brokerage  
Rob Kallick 323.775.6305



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PACIFIC PALISADES | 901 El Medio Ave. 6BD/6.5BA | web: 0355517 | **\$6,779,000**  
Brentwood Brokerage  
Bruno Abisoror 818.419.1459, Steven Moritz 310.871.3636



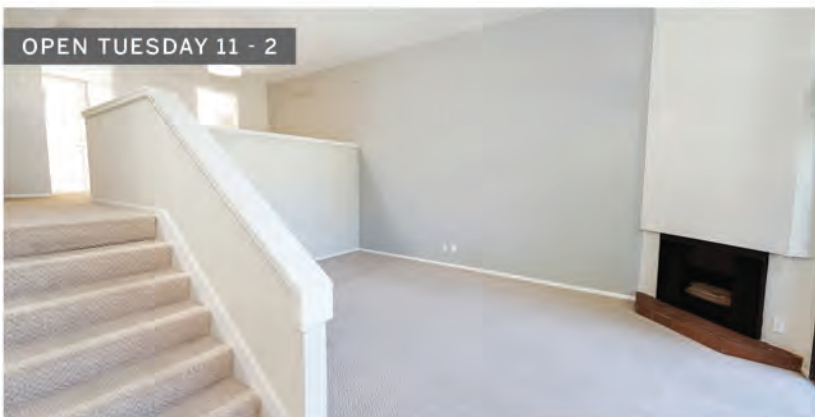
SILVER LAKE | 2727 Waverly Dr. 3BD/2f 2hBA | web: 0308585 | **\$2,150,000**  
Sunset Strip Brokerage  
Jeffrey Young 213.819.9630



VENICE | 1046 Princeton Drive Multiple Units | web: 0343544 | **\$1,895,000**  
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CENTURY CITY | 2325 Century Hill 3BD/4.5BA | web: 0027399 | **\$1,749,000**  
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Lori Berris 310.880.3061



SHERMAN OAKS | 15167magnolia.com 3BD/3BA | web: 0027403 | **\$499,000**  
Beverly Hills Brokerage  
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WEST HOLLYWOOD | 8960 Cynthia St. #209 3BD/3BA | web: 0027376 | **\$5,750/mo**  
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**8071 W. Oakwood Ave · Los Angeles** **\$3,890,000**  
 Rosalie Klein 323.935.8680  
 4 bed · 4.5 bath



**1919 4th Street, #B · Santa Monica** **\$2,299,999**  
 Sandra Miller 310.616.6213  
 3 bed · 2.5 bath



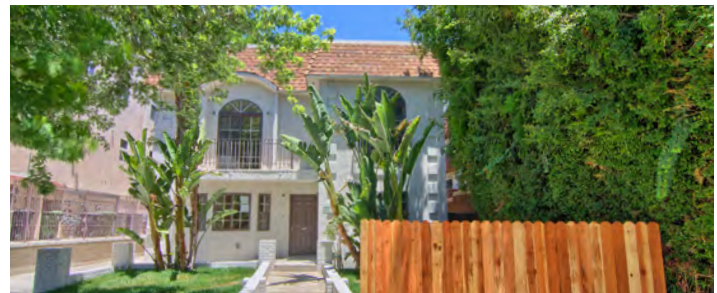
**18329 Clifftop Way · Malibu** **\$2,295,000**  
 Sandra Miller 310.616.6213  
 4 bed · 2.75 bath · 2,564 sf · 6,153 sf lot



**29365 Castlehill Dr · Agoura Hills** **\$2,199,999**  
 Alan Bess 310.867.1900  
 6 bed · 6 bath · 5,021 sf · 17,155 sf lot



**3069 Valevista Trail · Los Angeles** **\$1,745,000**  
 Yawar Charlie | Karen Sanchez 323.547.8900  
 3 bed · 3bath · 2,605 sq ft · 27,000 sf lot



**15023 Moorpark St · Sherman Oaks** **\$1,499,000**  
 Olga Laron 310.849.9687  
 5 bed · 4 bath · 5,254 sf lot · Duplex



**1322 N Detroit St, #13 · Los Angeles** **\$1,050,000**  
 Yawar Charlie | Karen Sanchez 323.547.8900  
 2 bed · 2.5 bath · 2,013 sq ft



**13650 Marina Pte Dr, #1804 · Marina del Rey** **\$14,950/month**  
 Guy Reid 310.699.2601  
 3 bed · 3.5 bath · 3,386 sf



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Engel & Völkers does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources. The buyer is advised to independently verify the accuracy of that information. CalBRE# 01906886 | 01948399 | 01911544





Updated & Expanded Contemporary, Beverly Hills 90210

**1085 Carolyn Way**

5 BED | 7 BATH | \$9,795,000

Brent Watson  
310.600.9119  
Gregory Yearde  
310.880.1208



Gorgeous East Coast Traditional, Brentwood

**125 North Bundy Drive**

5 BED | 5 BATH | \$3,795,000

Melinda & Scott Tamkin  
Co-list: Ron Wynn  
310.493.4141



Newly Built Contemporary, Hollywood Hills

**7350 Pacific View Drive**

3 BEDS | 3 BATHS | \$2,895,000

Jeeb O'Reilly  
Scott Segall  
Dean Styne  
310.980.5304



Open Sunday 1-4PM, Brentwood

**13710 Bayliss Road**

3 BEDS | 3.5 BATHS | \$2,828,000

Jeeb O'Reilly  
310.980.5304  
Tori Barnao  
323.633.1878

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Spanish w/ City-to-Ocean Views Open 11-2 PM, Hollywood Hills

**8021 Floral Avenue**

5 BED | 5 BATH | \$2,695,000

Greg Harris  
323.356.8024



Charming Beach Bungalow, Venice

**650 Sunset Avenue**

2 BED | 2 BATH | \$2,550,000

Diana Braun  
310.866.5039



Stylish Mid-Century Modern, Sunset Strip

**1259 North Clark Street**

2 BED | 2.5 BATH | \$1,865,000

Gersh Gershunoff  
213.359.0328  
Tori Barnao  
323.633.1878



Open Tuesday Lunch Served, West Los Angeles

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**GREG HARRIS**

323.356.8024

[greg@gregharrisstates.com](mailto:greg@gregharrisstates.com)

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**Kurt Rappaport**

(310) 860-8889 | CalBRE# 01036061

**Stephen Shapiro**

(310) 860-8888 | CalBRE# 01257836

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**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061

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## WESTSIDE ESTATE AGENCY

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**MALIBU** | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171  
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# VIEW



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 Incredible flat, fully usable 20,286 SF lot. Build new/ renovate. 2 story with pool.  
**CHRYS STAMATIS (310) 571-1323**



**BEVERLY HILLS ADJ | \$3,750/MONTH**  
 For Lease | 1418 Cardiff Ave | Romantic 2+1 CA bungalow in great, close-to-Pico location.  
**LORI PORET (310) 210-5154**



**BEVERLYWOOD | \$2,799,000**  
 This property would make a terrific large family compound. 2 separate houses on large lot.  
**ANNE AUSTIN (323) 860-4260**



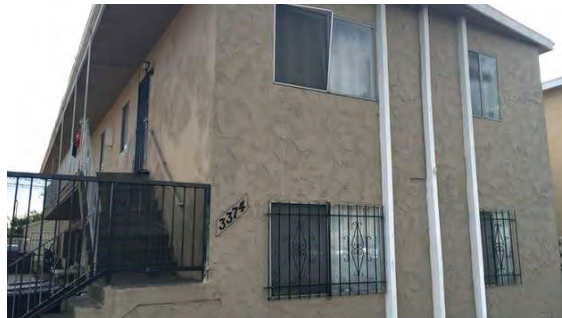
**CALABASAS | \$2,258,000**  
 Calabasas Park Estates Guard Gated Community. 6 beds, 4.5 baths, pool, spa and VIEWS!  
**PATRICIA MARDELL (818) 262-3787**



**HERMOSA BEACH | \$3,899,000**  
 The Italian Monterey Opera | 4 BD . 3.5 BA . media room . approx. 3,836 sf  
**JOHN CORRALES (310) 346-3332**



**LA CAÑADA FLINTRIDGE | \$1,395,000**  
 4803 Hill Street. 4BD | 2BA. Single story house. Complete remodel. La Cañada Schools.  
**ELLIE YOON (310) 601-0953**



**LONG BEACH | \$849,000**  
 6 unit building offers six 2+1 units. Close to DTLB, easy access to both 710 and 405  
**MICHAEL JEFFERSON (323) 906-2408**



**MALIBU | \$2,089,000**  
 Spacious ocean view home in Sunset Mesa neighborhood w/rarely available tri-level plan.  
**MARTA SAMULON (310) 230-2448**



**MALIBU | \$1,550,000**  
 Ocean view remodel w/3 beds & 2 baths on an appx 18,654 SF lot. www. 4341OceanViewDr.com  
**LYDIA SIMON & ROSE MAYHEW (310) 317-8383**



**MALIBU | \$995,000**  
 40 acres with Panoramic Ocean views with working WELL. Build you DREAM ESTATE here.  
**ALY DUNNE (310) 321-2571**



**MONTECITO | \$8,495,000**  
 "Hacienda de Piedras," panoramic mtn/ocean views on 9.94 ac  
**SUSAN BURNS ASSOCIATES**



Arcadia (626) 445-5500  
 Beverly Hills North (310) 777-6200  
 Beverly Hills South (310) 273-3113  
 Brentwood (310) 820-6651

Calabasas (818) 222-0023  
 Glendale (818) 240-1111  
 Hancock Park North (323) 464-9272  
 Hancock Park South (323) 462-0867

La Cañada Flintridge (818) 790-3334  
 Los Feliz (323) 665-5841  
 Malibu Colony (310) 456-3638  
 Malibu West (310) 457-6550

Manhattan Beach (310) 802-5700  
 Marina del Rey (310) 301-3500  
 Montecito (805) 969-4755  
**COLDWELLBANKERHOMES.COM**





**PASADENA | \$3,980,000**  
 5BR | 4BA two story English tudor styled property updated in 2014.  
**SCOTT JAMES & CHRIS STILLMARK (626) 327-1836**



**PASADENA | \$1,899,000**  
 Recently remodeled single story, 5BR/4BA hm on 18,578SF lot located in Old Mill District.  
**RONALD CHANG (626) 318-6746**



**PASADENA | \$1,149,000**  
 2925 Thorndike Rd. This single story home is located on a quiet cul de sac. Open Sun 2-4pm  
**KAY WETZEL LEAVENS (626) 665-6032**



**SAN PEDRO | \$745,000**  
 3BR/2BA | 1802 SF, 8102 SF lot, built in 1926. Tudor style in the Averill Park area.  
**SUSAN SMELTZER (310) 308-7396**



**SANTA MONICA | \$1,568,000**  
 2 BR/2.5 BA + loft w/ cathedral ceilings, gourmet kitchen, fireplace & hardwood floors.  
**DEAN JUBAS (310) 458-0091**



**STUDIO CITY | \$1,595,000**  
 Great 4 Bedroom 4 Bath on huge private 21,738 sq.ft. grounds with Views and room for Pool.  
**STEVEN WALKER (310) 717-4750**



**SUNSET STRIP | \$25,000,000**  
 Panoramic modern view home on famous Blue Jay Way. Downtown to Century City to Ocean views  
**CRAIG SHAPIRO (310) 739-4887**



**THOUSAND OAKS | \$1,187,000**  
 Remodeled Smart Home beauty filled with natural light. 4+3 w/wet bar, 2 frplcs & BBQ ctr.  
**KRISTINE KOPLAN (805) 495-1048**



**VENICE | \$1,795,000**  
 Rare opportunity to own this Grand Estate located in gated Lafayette Square.  
**PHILIP BORODA (818) 995-2424**



**VENTURA | \$1,175,000**  
 Mid-century modern 4+3 home incl. separate guest house. Newly remodeled kitchen + bathroom  
**MICHAEL DELGADO 805-985-4444 X353**



**WEST HOLLYWOOD | \$1,399,000**  
 Renovated corner unit condo w/ chef's kitchen, Caesarstone countertops & expansive views.  
**ELISA BARAN (631) 926-6671**



**WESTCHESTER | \$1,375,000**  
 Unique 4BR 3BA designed and built by the owner/ builder. Open beam ceilings, rich wood firs.  
**LAURA & JACK DAVIS (310) 490-0274**

Pacific Palisades (310) 454-1111  
 Palos Verdes (310) 378-5201  
 Pasadena (626) 584-0050  
 Playa Vista (310) 862-5777

San Marino (626) 449-5222  
 Santa Barbara (805) 682-2477  
 Santa Monica Montana (310) 458-0091  
 Santa Monica Wilshire (310) 829-3939

Sherman Oaks (818) 995-2424  
 Studio City (818) 788-5400  
 Sunset Strip (310) 278-9470  
 Venice (424) 280-7400

Ventura (805) 648-5051  
 Westchester (424) 702-3000  
 Westlake Village (805) 495-1048  
**COLDWELLBANKERHOMES.COM**





# A&D

# ARCHITECTURE & DESIGN

## MY HIGH RESALE VALUE VIEW

With Interior Designer Shelley Star  
by Bret Parsons



The elusive qualities of peace, harmony and beauty draw people into homes which translate into others desiring and purchasing those sensibilities. Today's buyers are savvy as to what real quality entails and instinctively sense integrity verses design tricks. For example, a properly spaced-planned home, cohesive and genuinely functional, always wins value points. For appliances, there's no particular high-quality brand that creates more value. However, it's important to incorporate what's most effective, and, emulates the style and quality of the residence. I also strongly recommend beautiful landscaping as it conveys the first impression. This aspect alone often "sells" buyers before they have even toured the property completely. Finally, maintaining a property is critical. Future buyers take immediate notice of meticulous attention to maintenance which translates into higher sales prices. The bottom line for extraordinary resale value? Know the maximum financial return based upon a home's location prior to approving the budget. Of course some clients are willing to spend more on the home of their dreams as they may desire to stay awhile. Even so, every home will eventually be sold and this is where timeless design contributes lasting and significant value.

[www.ShelleyStarDesign.com](http://www.ShelleyStarDesign.com)



## ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: SHUBIN + DONALDSON



BEL AIR | \$32,000,000

Fully engineered plans; 29,500+SF estate + GH w/sep address, 2.6+acres, ocean/city views.

J. Rey/C. Damon/A. Damon (310) 285-7529

ARCHITECT: H.B. LEYDON FROST



SANTA MONICA | \$4,150,000

2-story light-filled Rustic Canyon home on a coveted street near great dining & the beach.

Mary Beth Woods (310) 571-1358

ARCHITECT: ASSEMBLEDGE+ ARCHITECTS



LOS ANGELES | \$698,000

Modern Loft Style Townhome designed by award winning Assembledge+ Architects. 2bd & 2.5bth.

Mike Chapman (323) 210-2412



TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME,  
CONTACT [BRET@BRETPARSONS.COM](mailto:BRET@BRETPARSONS.COM) OR (310) 497-5832  
FOR A SUPERB ARCHITECTURAL SPECIALIST.

**BRET PARSONS**  
DIRECTOR, ARCHITECTURAL DIVISION



RESIDENTIAL BROKERAGE

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FABULOUS NEW PRICE!

Sophisticated Condominium in The Remington

10727 Wilshire Blvd #406, Wilshire Corridor

\$1,599,000 or \$7,000/month lease

Open Tuesday 11-2

[www.TheRemington406.com](http://www.TheRemington406.com)



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[www.JadeMills.com](http://www.JadeMills.com) | CaIBRE #00526877



# CHARMING COTTAGE



**930 ROSCOMARE AVENUE**  
**OPEN TUESDAY 11AM - 2PM**  
**MARY LU TUTHILL**



# IN BEL AIR



Charming country retreat, located on a large, 56,000 Sq Ft sun-drenched lot. Hardwood floors, crown moldings, classic décor. Enchanting living room with large brick fireplace. Quaint kitchen with eat-in alcove. Adorable den with beamed ceiling opens to expansive gardens with sparkling pool and very large entertainment terrace. Experience the calm tranquility and happy energy of this hard-to-find one story home. \$1,695,000.



**Open House Dates: Tuesday March 1st and 8th from 11-2  
Lunch Served  
& Twilight 4:30-6:30 with refreshments**



Nestled at the back of the complex, Villa number fourteen is without a doubt the premier unit in this community. It feels like a home with complete privacy, sweeping Bel Air Canyon, mountain and some ocean views. Inviting front patio, perfect for entertaining offers tranquility and retreat. Entry with beautiful hardwood floors leads to the step down living room with fireplace, high ceilings with staircase leading to the powder room, dining area, breakfast area and good sized bright kitchen. There are three bedrooms, two bathrooms and laundry on the second level. The spacious master bedroom with fireplace, huge walk in closet has its own balcony looking over Bel Air Canyon to the West & South. Community amenities include pedestrian and auto security gates with intercom, pool, spa, fountain and abundant guest parking. Attached oversized double garage with extensive cabinetry and separate storage room has direct access to the residence. Amazing views, spectacular sunsets. Extremely quiet, secluded, serene setting offers total privacy and escape. Coveted Roscomare Road School. Highly desirable, prestigious upper Bel Air location has easy access to both the Westside and the Valley. Too many upgrades and designer touches to list here, contact agent for more details.

**\$1,299,000**

**James Muske**

310.281.3901

[www.jimmuske.com](http://www.jimmuske.com)

CalBRE # 00758095



# ULTRA-LUXURY 3 BEDROOM CONDOMINIUM PENTHOUSE IN BOUTIQUE CONTEMPORARY BUILDING



1304 SOUTH ROXBURY DRIVE, #303 | OPEN TUESDAY 11 - 2  
\$1,495,000

*Joyce Rey*

**JOYCE REY** EXECUTIVE DIRECTOR  
(310) 285-7529 | [Joyce@JoyceRey.com](mailto:Joyce@JoyceRey.com)  
[www.JoyceRey.com](http://www.JoyceRey.com) | CalBRE #00465013

**ARLENE RUTENBERG** JOYCE REY TEAM  
(310) 345-3331 | [Arlene.Rutenberg@coldwellbanker.com](mailto:Arlene.Rutenberg@coldwellbanker.com)  
[www.ArleneRutenberg.com](http://www.ArleneRutenberg.com) | CalBRE #01249501





# LALUXRE

KELLER WILLIAMS REALTY



## James Pelayo

Realtor® | BRE# 01440670  
**mobile** 323.578.8298  
**office** 323.988.3500  
**fax** 323.389.4588  
**email** james@laluxre.com  
**web** www.LALUXRE.com

## 8787 Shoreham Drive #1206, West Hollywood, CA 90069 1 Bed, 1.5 Baths | Offered at \$1,179,000

The most amazing one bedroom condo in the full service Shoreham Towers! Remodeled to the highest standard and finished with the finest materials, walls were moved to create a masterpiece of seamless indoor outdoor flow to maximize the EXPLOSIVE panoramic City to Ocean views. Feel like an eagle perched high above the heavens, your vision hovering over the Los Angeles basin, like a master of the universe who has achieved the pinnacle of success. Experience it for yourself on a daily basis!



# IT'S ALL ABOUT THE VIEW



## 2220 AVENUE OF THE STARS #2205 | TUES 3/1 2-3PM BY APPT ONLY

Simply stated....one of a kind luxury living at its finest! This stunning custom 2 unit residence features a clean, elegant design and functional 3,000 sq ft floor plan. Perched high on the 22nd floor, this exquisite 2 bedroom home boasts stunning unobstructed panoramic views stretching from downtown across the Santa Monica Mountains to the Pacific Ocean. The sumptuous light-filled master suite includes dual vanities, built-ins, and an abundance of closets. The spacious 2nd bedroom is positioned to take advantage of the views stretching all the way to Catalina, in a separate wing for ultimate privacy. Sunny and bright, the unit's daytime views are sensational while the nighttime views are both explosive and spectacular. The full service Century Towers is the ultimate in luxury living with valet parking, concierge, swimmers' pool, tennis courts, and a fitness center in a premiere Century City location.

Proudly Offered at \$3,100,000  
[www.2220AveStars2205.com](http://www.2220AveStars2205.com)

**RM** ROCHELLE MAIZE  
LUXURY ESTATES

### Andrea Best

[andrea@andreabest.net](mailto:andrea@andreabest.net)  
[www.andreabest.net](http://www.andreabest.net)  
cell: 310.888.3307  
bre #: 00710086

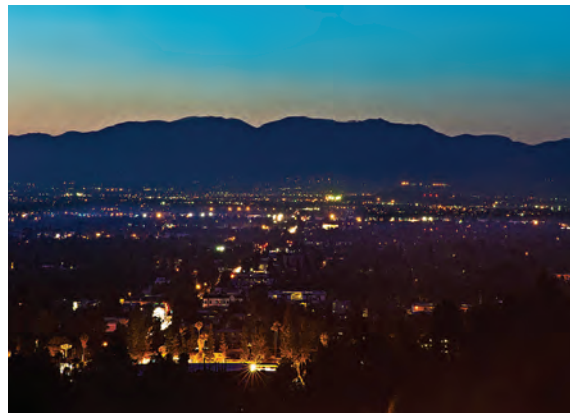
### Rochelle Maize

[rochelle@rochellemaize.com](mailto:rochelle@rochellemaize.com)  
[www.RochelleMaize.com](http://www.RochelleMaize.com)  
cell: 310.968.8828  
bre #: 01365331





CATERED BROKER OPEN LUNCH: TUESDAY 11AM -2PM



**STUDIO CITY HILLS** | 3415 Coldwater Canyon Road  
Lot: 2+ acres (approx.) | Interior: 5,432 sq. ft (approx.)  
6bd, 5ba, 2powder | Offered at \$4,995,000  
[www.3415ColdwaterCanyon.com](http://www.3415ColdwaterCanyon.com)

**BRENTWOOD BROKERAGE** | 310.713.4492  
11911 San Vicente Boulevard, Suite 200 | Los Angeles, CA 90049  
[sothebyshomes.com/losangeles](http://sothebyshomes.com/losangeles)  
**ONLYWITHUS.COM**

Majestically positioned on a private 2 acre knoll, atop a long driveway you will find this truly unparalleled 5,432 sqft estate-compound (with guest house) offering 6 bedrooms, 5 bathroom, as well as 2 powder rooms. Re-imagined from the ground up by top designers and painstakingly realized with the efforts of the best in their respective trades, this modern interpretation of luxurious living must be experienced firsthand to be truly appreciated. Designed to surpass the standards of the most discriminating buyer, this contemporary construction is fitted and finished with the likes of Shaws original farm sinks, Wolf professional double range with custom stainless-steel tile backsplash, Tiger-wood floors, Kohler bathtubs, Toto Neorest automatic toilets and a complete Kagan Water System, just to name a few. Architecturally designed to be light, bright, open and airy, this home boasts a central great-room with 24 foot wood paneled ceilings and exposed industrial steel cross beams. Generously proportioned custom windows and multiple glass doors beautifully frame views of the surrounding lushly landscaped grounds, refreshing lagoon-style pool w/spa, breathtaking panoramas of inspiring mountains, as well as the sparkling lights of the valley below. This all-encompassing, private park-like Shangri-La will impress!



**SHAMON SHAMONKI**  
CalBRE: 01455034  
310.713.4492  
[shamon.shamonki@sothebyshomes.com](mailto:shamon.shamonki@sothebyshomes.com)





Open Tuesday March 1, 11am-2pm

## 2776 Rinconia Drive

2 BED | 2 BATH | \$1,150,000 | 2776RINCONIA.COM

**Tori Horowitz**

Estate Director

323.646.0334

torih@compass.com



# COMPASS

compass.com 310.230.5478  compass  compassinc  compass

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# QUALITYAGENTS



\$13,995,000 | 5515 Dixon Trail Road, Hidden Hills | 7BD/9BA  
**Rory & Marc Shevin | 818.251.2476/818.251.2456**



\$5,495,000 | 3901 Valley Meadow Road, Encino | 5BD/9BA  
**Jim Pearson | 818.599.0178**



\$3,100,000 | 3848 Sunswept Drive, Studio City | 3BD/3½BA  
**Matt Epstein | 818.789.7408**



\$2,995,000 | 745 Lachman Lane, Pacific Palisades | 4BD/4¾BA  
**Jody Fine | 310.230.3770**



\$2,495,000 | 14764 Round Valley Dr, Sherman Oaks | 3BD/3BA  
**Jim Pearson | 818.599.0178**



**OPEN TUES 11-2**

\$3,295,000 | 2310 N Edgemont Street, Los Feliz | 4BD/4½BA  
**Michael Tunick | 323.646.3893**



\$1,495,000 | 3727 Dixie Canyon Ave, Sherman Oaks | 3BD/2BA  
**Monty Iceman | 818.521.2568**

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 Pacific Palisades | Pasadena | Santa Barbara | Santa Monica | Sherman Oaks | Studio City | Ventura



# EXTRAORDINARY RESULTS



\$3,495,000 | 8825 Hollywood Boulevard, Sunset Strip | 3BD/3BA  
**Ronald Goldhammer | 310.276.6601**



\$13,750,000 | 1892 Rising Glen Rd, Sunset Strip | 5BD/6BA  
**G. Salazar/M. Canter | 310.400.6756/310.704.4248**



**OPEN TUES 11-2**

\$2,095,000 | 1629 N Crescent Heights Bl, Sunset Strip | 3BD/3½BA  
**Richard Burt | 818.203.9797**



\$1,750,000 | 483 Mariposa Drive, Ventura | 3BD/2BA  
**Kogevinas/Groves | 805.315.1555**



**OPEN TUES 11-2**

\$1,585,000 | 535 Ocean Ave #2C, Santa Monica | 2BD/2BA  
**Chris Hicks | 310.980.7980**



\$1,298,000 | 641 Crane Bl, Mount Washington | 3BD/2½BA  
**Moore/Mancinelli | 323.671.1200**



\$1,350,000 | 12903 Stanwood Drive, Mar Vista | 4BD/2½BA  
**Keith Endow | 310.722.2562**

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. CalBRE 01317331





**4415 WOODLEY AVENUE, ENCINO**  
OPEN TUESDAY MARCH 1ST 11:00 TO 1:30

**\$3,650,000**

Enter through the copper clad gates to this beautiful Tuscan Estate that features 7 Bedrooms 6 Bathrooms on almost an acre of scenic and private grounds surrounded by grand oak trees. The majestic front door reveals a 21 foot high entry, glass balustrade stairway and opens to the Living Room and Formal Dining Area with wood burning fireplace. The Kitchen with the maple birds-eye cabinetry is an epicurean pleasure with a 6 burner Wolf range, Dacor double ovens, two Dacor warming drawers, two Bosch dishwashers and Sub Zero refrigerator. The Kitchen, Breakfast Area and Family Room all overlook and open to the entertainers yard with infinity pool and beautiful views. One can use the grand stairway or the elevator to ascend to the second floor. The Master Bedroom Suite features views of the valley and a sensation of nesting amongst the oak trees as well as a spa like Master Bathroom. It is a delight to cherish. The 2 Bedroom Guest Suite could also be the perfect in home office with its own entrance. This truly stunning estate is located South of the Boulevard and is close to the many shops and restaurants of the area and Westside.

**Gary Davis**

818.606.9805

gary.davis@bhhsca.com

CalBRE # 00891275

LUXURY  
PROPERTIES

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HomeServices

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Luxury Properties Specialist

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www.SteveShanks.com

CalBRE # 01029330





# UPDATED 3BD/3.5BA

Stunning 3BD/3.5BA Traditional with treetop & skyline views. The light filled home features a large, barreled ceiling living room with fireplace, formal dining, eat-in gourmet kitchen & an open den with vaulted ceilings. The large master suite also features vaulted ceilings, luxurious bath & 2 walk-in closets with built-ins. Additional features: room-controlled speakers, recessed lighting, skylights & custom wood trim accent throughout. Beautifully landscaped with outdoor spaces for dining, lounging & entertaining. A 2-car, detached garage & large basement area.

1629 N Crescent Heights | Sunset Strip

Offered at \$2,095,000



## RICHARDBURT

818.203.9797

RichardPBurt@me.com

CalBRE# 01344361

BERKSHIRE HATHAWAY | California Properties  
HomeServices







**Stunning ultra-modern home and pool house sit on an acre of land with commanding views of the southland  
 Designed by the renown architects James Meyer, Lean Arch Architecture  
 2822 Colt Drive, Rancho Palos Verdes | Represented by James Sanders | Offered for \$6,995,000**

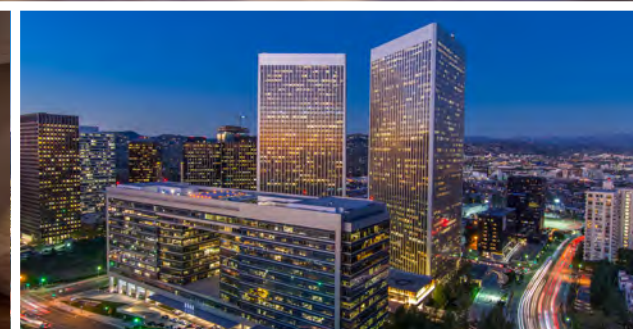
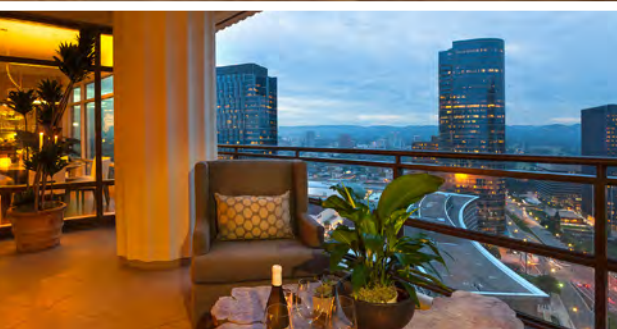


The ultimate indoor/outdoor residence currently available for pre-completion purchase. Main home and pool house share magnificent views. Pool home has full kitchen. 5 bedrooms | 7.5 bathrooms | 7,500 sf living

Represented by The Sanders Team, James Sanders. James can be reached in the Malaga Cove office or direct at (310) 722-9494.

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*Live at The Century, Architectural Masterpiece with Five-Star Amenities*

**\$3,995,000**

*NEW LISTING BY  
APPOINTMENT ONLY*

2<sup>BD</sup>

2.5<sup>BA</sup>

1 W. CENTURY DRIVE UNIT 25D | LOS ANGELES

[WWW.THECENTURY25D.COM](http://WWW.THECENTURY25D.COM)

- *Stunning north and west facing views throughout*
- *Numerous custom upgrades in the largest "D" floor plan with two beds and two baths*
- *Open kitchen with top-of-the-line appliances*
- *Stunning landscaped grounds with outdoor dining, 75' pool and fitness center*
- *Full-service luxurious oasis in premier location*

**NANCY ROSS**

*Associate Partner*

310.500.3983 | [nancy@rossandbarton.com](mailto:nancy@rossandbarton.com)

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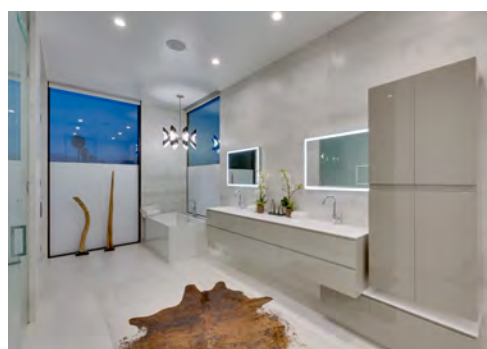
**LAURA BARTON**

*Associate Partner*

310.500.3985 | [laura@rossandbarton.com](mailto:laura@rossandbarton.com)



# 2016 Modern Marvel



**8071 Oakwood Ave • Beverly Grove**  
**Offered at \$3,890,000**



- Elevator
- Fully equipped cabana with barbeque fridge and full bathroom
- Scavalini kitchen with 20 ft island
- Rooftop with spa, bar, fire pit & eye-popping views
- Pool, spa with incredible water works
- Smart home with Lutron, Nest and mini Savant system including 3 flat TV's, 5 iPad's

Near Fred Segal, The Grove, CSMC, LACMA & many fine restaurants & boutiques



Rosalie Klein  
 323.935.8680  
 rflaster@pacbell.net  
 CalBRE# 01115025



**ENGEL & VÖLKERS**  
 Beverly Hills







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REAL ESTATE

## A MARMOL RADZINER ARCHITECTURAL GREEN HOME

Created in the spirit of the post war case study program built with steel, glass and concrete, it is a timeless and durable masterpiece for the 21st century designed with sustainability, health and efficiency in mind. Gold Leed certified, this three bedroom house is sited on the brow of a privately gated street facing the serene greenery of Runyon Canyon and immediate proximity of Hollywood.



HOLLYWOOD HILLS

2020 WATTLES DR.

\$2,245,000 | 3 BED 3 BTH 2,637 SQ. FT.

OPEN TUESDAY 11-2 PM

2020WATTLES.COM

CATERED BY:



JASON OPPENHEIM, ESQ.

BROKER/PRESIDENT

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jason@ogroup.com | 310.990.6656

8606 Sunset Blvd. | West Hollywood, CA 90069





— AN INVITATION TO —

# Explore

*New Two-Story Detached Residences  
in Santa Clarita*

STARTING FROM THE HIGH  
\$400,000s to over \$900,000



Five Knolls redefines Santa Clarita living. Six stylishly affordable neighborhoods, miles of trails, a resort-style club, a community park and five signature knolls create the ultimate invitation to explore.

## six stylish neighborhoods

**HIGHGLEN** by Brookfield Residential  
Gated Neighborhood  
Approx. 3,788 – 4,235 Sq. Ft.  
4 – 6 Bedrooms | 3.5 – 5.5 Baths  
From the \$800,000s  
27685 Camellia Drive | 800.883.6451

**MONTERRA** by Christopher Homes  
Gated Neighborhood  
Approx. 3,583 – 3,858 Sq. Ft.  
5 – 7 Bedrooms | 4.5 – 6 Baths  
From the \$700,000s  
27679 Camellia Drive | 661.434.4808

**BRIGHTON** by Brookfield Residential  
Gated Neighborhood  
Approx. 3,116 – 3,470 Sq. Ft.  
4 – 6 Bedrooms | 3.5 – 4.5 Baths  
From the \$700,000s  
20532 Arden Place | 800.603.1831

**EVERETT** by Meritage Homes  
Approx. 2,724 – 3,131 Sq. Ft.  
3 – 5 Bedrooms | 2.5 – 4.5 Baths  
From the High \$500,000s  
27304 Ellery Place | 877.222.0568

**GRAYSON** by TRI Pointe Homes  
Approx. 2,121 – 2,470 Sq. Ft.  
3 – 5 Bedrooms | 2.5 – 3 Baths  
From the \$500,000s  
27300 Leighton Lane | 855.815.9100

**HAYWOOD** by KB Home  
Approx. 1,856 – 2,388 Sq. Ft.  
3 – 5 Bedrooms | 2.5 – 3 Baths  
From the High \$400,000s  
27439 Snowberry Court | 661.367.7617

2.5% BROKER REFERRAL FEE\* | MODELS OPEN DAILY 10AM TO 5PM

FiveKnolls.com 



\*All builders at Five Knolls cooperate with brokers. Please plan to accompany your client on the first visit to Five Knolls in order to be eligible for most referral programs. Contact the individual builder/sales office for specific details. Plans, pricing and product information are subject to change. Copyright © 2016 Brookfield Residential. All rights reserved. CalBRE license #00991326.

**Brookfield  
Residential**





NEUTRA, 1972 MIDCENTURY MODERN



OPEN  
TUE 11-2

**AARON KIRMAN**  
John Aaroe Group  
424.249.7162  
aaronkirman.com

**ANDREA KORCHEK**  
WISH | Sotheby's  
818.371.0933  
andreakorcheck.com

18918 La Montana Place, Tarzana  
New price \$4,900,000 | 18918lamontana.com









## THE ITALIAN RIVERIA ON THE PACIFIC COAST

### LA VILLA CONTENTA, MALIBU

New price \$53,800,000

#### CHRIS CORTAZZO

Coldwell Banker

310.589.2472

[chris cortazzo.com](http://chris cortazzo.com)

#### MAYA HAZEN MANSHEL

John Aaroe Group

424.249.7173

[mayamanshel.com](http://mayamanshel.com)

#### AARON KIRMAN

John Aaroe Group

424.249.7162

[aaronkirman.com](http://aaronkirman.com)



STUDIO PALI FEKETE ARCHITECTS







## STUNNING CITY-TO-OCEAN VIEWS FROM THE BIRD STREETS

**1633 BLUE JAY WAY, SUNSET STRIP**

\$12,495,000 | [1633bluejay.com](https://1633bluejay.com)

*Turnkey available for \$35m.*

**BLAIR CHANG**

The Agency

310.230.3703 | [bchang@theagencyre.com](mailto:bchang@theagencyre.com)

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424.249.7173 | [mayamanshel.com](https://mayamanshel.com)

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# Fully Rebuilt Estate Property



## 1644 GRANDVIEW AVE, GLENDALE \$3,750,000

*Tranquil 2009-built Halcyon House is a stately, detail-rich, modern yet classic gated retreat positioned on one of NW Glendale's finest estate streets. No expense has been spared in this sophisticated home. On the main floor of the house, the handsome formal Living and Dining Rooms beckon chic gatherings while the more casual Kitchen/Family Room accommodates the energy of the everyday. A versatile entertainer's grand covered outdoor Living Room, a Powder Room, Study, Bedroom and Bathroom finish off a very contemporary flowing main floor plan. The second level, which can also be reached by a back staircase, consists of 4 en suite Bedrooms, including a spacious yet intimately refined Master, also features a Den, Laundry, Terraces and views of the foothills. Taking advantage of our Mediterranean climate, this expansive lush property with tennis court, pool, and outdoor kitchen, invites casual gatherings, grand entertaining, or peaceful meditation in a magnificent setting. Studio close*

*5 Bedrooms, 6 Bathrooms*

*5,602 sf on a 29,514 sf lot per assr.*



### Gerri Cragnotti

Broker/Owner

(818)244-5400

GerriCrag@me.com

www.GerriCragnotti.com

CalBRE: #00346376



### Chris Cragnotti

Broker Associate

(818)244-5499

ChrisCragnotti@mac.com

www.ChrisCragnotti.com

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*The Biggest Small Company In Town*

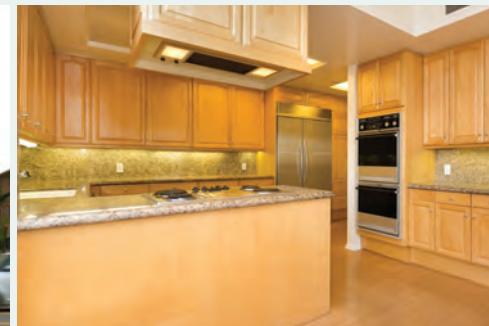
*This is not intended as a solicitation if you are currently working with a broker. Based on information from the Association of REALTORS®/ Multiple Listing as of 2/25/16. All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy.*

[www.Character-Homes.com](http://www.Character-Homes.com)



# COVETED SOUTH FACING 2 BED + DEN W/ SENSATIONAL VIEWS!

Caravan Open Tues. 11AM-2PM



## The Diplomat

10350 Wilshire Blvd. #804, Los Angeles, CA

Rare and unique South facing Condominium Residence in the Exclusive Diplomat, a highly reputable high rise w/ full service amenities and 24 hour Security on the Wilshire Corridor. An exceptional sought-after 2 Bed. + Sep. Den/Potential 3rd Bed. unit, in extremely desirable SW corner of the building w/ sensational city and ocean views. Formal entrance, bright and spacious Living & Dining Rooms leading to a large balcony, great custom remodeled kitchen w/ breakfast area, grand master suite w/ his & her's walk-in closets, 2nd En suite Bed/Bath, separate powder room & laundry area. Superb Layout.

**Offered at \$1,450,000**



Elite Properties Realty does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by the Seller or obtained from public record or other sources.

### **MAZDA HOGHOUGH**

Vice President, Elite Properties Realty, Inc.

[www.mazdahcollection.com](http://www.mazdahcollection.com)

[mazda@eliteproperty.com](mailto:mazda@eliteproperty.com)

(310) 210-2225 Mobile

(310) 271-4040 Ext. 123

BRE# 00987571





# 1452 QUEENS ROAD

SUNSET STRIP

4 BEDROOMS | 4.5 BATHROOMS | 3,106 SQ. FT.

Sited above the Iconic Sunset Strip, this sun drenched Spanish home exudes warmth and style. Originally built in 1925, now lovingly restored & updated. Wonderful living room leads to an inviting library; French doors & windows open to private terraced patios & gardens. Master suite with city views plus two additional bedroom suites; lower level includes office with separate entrance. Truly special.

AILEEN COMORA  
424.230.3746

PAUL LESTER  
310.488.5962

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$2,495,000



An international associate of Savills

THEAGENCYRE.COM







# 15467 MILLEDALE DRIVE

BEL AIR

5 BEDROOMS | 6 BATHROOMS | 4,100 SQ. FT. | 19,433 SQ. FT. LOT

Located on a cul-de-sac in Upper Bel Air, this completely renovated 4,100 sq. ft. home with open floor plan features formal dining room, spacious office/guest quarters, and kitchen open to the family room. Great room with floor-to-ceiling french doors leads to large backyard with swimming pool, BBQ, and dining area. Also, a Master retreat and three additional guest bedrooms with en suite baths. Tons of natural light, crown moldings, built-ins, wood paneling, and Viking appliances.

OFFERED AT \$4,150,000

MAURICIO UMANSKY  
424.230.3701

FARRAH ALDJUFRIE  
424.230.3712

EDUARDO UMANSKY  
424.230.3715



An international associate of Savills

THEAGENCYRE.COM







# 12753 MULHOLLAND DRIVE

BEVERLY HILLS POST OFFICE

OFFERED AT \$12,800,000

90210VILLA.COM

7 BEDROOMS | 9.5 BATHROOMS

10,116 SQ. FT.

3 ACRE LOT

LINDA MAY  
310.492.0735

JEN WINSTON  
310.944.1167

MAURICIO UMANSKY  
424.230.3701

OPEN TUESDAY 11-2PM

NEW PRICE



An international associate of Savills

THEAGENCYRE.COM | LINDAMAY.COM







# 9743 ELDERIDGE DRIVE

BEVERLY HILLS POST OFFICE

2 BEDROOMS | 4 BATHROOMS | 2,300 SQ. FT. | 9,695 SQ. FT. LOT

This sophisticated and elegant Contemporary estate is newly remodeled and ready for move-in. The showroom worthy interiors include a spacious living room, formal dining room and sleek kitchen with top-of-the-line appliances. This property has the look and feel of a 5-star boutique hotel and is a wonderful alternative to condo living or the perfect pied-a-terre for the most discriminating buyer. Ideally located within minutes from downtown Beverly Hills.

OPEN TUESDAY 11-2PM  
& SUNDAY 1-4PM

NEW LISTING

OFFERED AT \$2,688,000

JAMES HARRIS

JAMES@THEAGENCYRE.COM  
424.400.5915

DAVID PARNES

DPARNES@THEAGENCYRE.COM  
424.400.5916



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THEAGENCYRE.COM







# 153 5TH ANITA DRIVE

BRENTWOOD

3 BEDROOMS | 2 BATHROOMS | 1,940 SQ. FT. | 6,329 SQ. FT. LOT

Amazing condo alternative. Stunning 3 bedroom, 2 bath home located in the most desirable area of Brentwood, between San Vicente and Sunset. Relax while enjoying the private backyard patio or host a party on the large rooftop deck. This 1,940 square foot home features a large gourmet kitchen, Carrara marble countertops, stainless steel Viking appliances and ample storage. The master bedroom includes a gas fireplace, remodeled bath and dual closets. Two additional bedrooms and separate laundry room. Gated and private with covered two car parking.

**ADRIENNE MARTZ**  
AMARTZ@THEAGENCYRE.COM  
310.343.8411

**JAMES HARRIS**  
JAMES@THEAGENCYRE.COM  
424.400.5915

**DAVID PARNES**  
DPARNES@THEAGENCYRE.COM  
424.400.5916

OPEN TUESDAY 11-2PM  
& SUNDAY 1-4PM

NEW LISTING

OFFERED AT \$2,300,000



An international associate of Savills

THEAGENCYRE.COM







# 11739 HESBY STREET

VALLEY VILLAGE

4 BEDROOMS | 2.5 BATHROOMS | 2,169 SQ. FT. | 8,806 SQ. FT. LOT

Located in wonderful Valley Village, this spacious 4bedroom 3bathroom completely remodeled home features Oak Wood flooring, open kitchen with large farm sink, vaulted ceiling with beautiful lighting, vast living room, dining room, family room, and large backyard with generous pool space for outdoor furniture and a grill. Ample parking with a 2-car garage and a long driveway. The master has private access to the backyard and beautiful en-suite bathroom. Easy access to many amenities.

OPEN TUESDAY 11-2PM  
NEW LISTING

OFFERED AT \$1,275,000

ADRIENNE MARTZ  
AMARTZ@THEAGENCYRE.COM  
310.343.8411

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# THE ENCLAVE

AT CENTURY WOODS



## TEN MASTERFULLY CRAFTED RESIDENCES ONE PRESTIGIOUS ENCLAVE

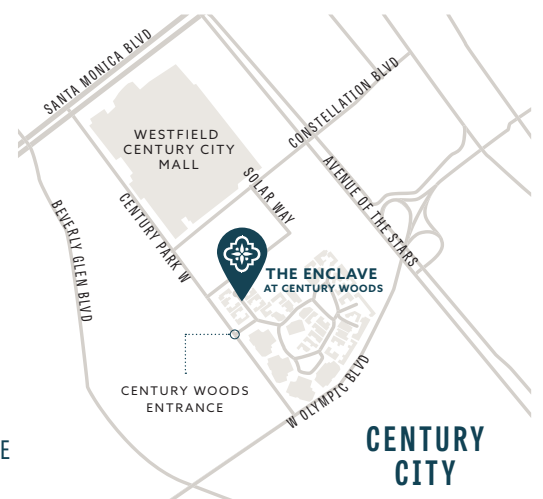
Don't miss the rare opportunity to live within this ultra-private setting in the heart of Century City.

ONLY EIGHT RESIDENCES REMAINING | STARTING AT \$5,995,000



THE ENCLAVECENTURYWOODS.COM | 424.672.4449 | 10201 - 10210 CENTURY WOODS DRIVE

This is neither an offer to sell, nor a solicitation of offers to buy any condominium units where such offers or solicitations cannot be made. Plans, materials, specifications, amenities, pricing and inventory are subject to change without notice. 🏠







# 1755 OCEAN AVENUE #608

SANTA MONICA

1 BEDROOMS | 1 BATHROOMS | 849 SQ. FT.

Only unit at The Seychelle at Ocean Ave available under 3 million. Enjoy resort style living at Santa Monica's premiere luxury new condominium development. Take in views to the Pacific Ocean from this elegantly appointed 1 bedroom and 1 bathroom residence, with interiors by the world-renowned Clodagh Design International featuring warm wood tones. Unparalleled amenities including rooftop pool & lounge; gym & yoga studio, 24 hr. desk concierge; business center; private parking and storage.

ERIN O'CONNOR  
323.702.1970

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$1,499,000



An international associate of Savills

THEAGENCYRE.COM







**1020 PALISADES BEACH RD | SANTA MONICA**  
OFFERED AT \$16,500,000

7 BEDROOM | 6 BATHROOMS | 6,130 SQ. FT. | 8,570 SQ. FT. LOT

**DAVID SOLOMON**  
424.400.5905

**ANNA SOLOMON**  
424.400.5903

**DON RICHSTONE**  
310.383.1107





FREE PARKING WILL BE AVAILABLE  
AT 1018 PACIFIC COAST HIGHWAY -  
PARKING LOT 5A NORTH.

OPEN TUESDAY 11-2 PM

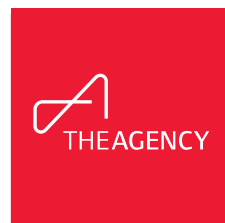


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RESIDENTIAL BROKERAGE







# 17100 RANCHO STREET

ENCINO | RANCHO ESTATES

NEW PRICE

BEST VALUE FOR BEST VIEWS

3+ Acres, South of Ventura, prime Rancho Estates. Private, gated, long driveway up off street to arrive at two spectacular graded flat pads. One accommodates a 60x120 true N/S Tennis Court, soccer field, or guest house and sports court, while the other will be the grandest estate in the Valley, with the most supreme panoramic views. You've worked so hard your whole life for an opportunity to create your dream home - this site is that extraordinarily rare chance for you to design the home for your family that will instantly become the most valuable estate in the entire Valley.

OFFERED AT \$2,995,000  
17100RANCHO.COM

CRAIG KNIZEK  
818.618.1006



An international associate of Savills

THEAGENCYRE.COM







# 17085 RANCHO STREET

ENCINO

OPEN TUESDAY 12-2PM

5 BEDROOMS | 7 BATHROOMS | 6,556 SQ. FT. | 67,058 SQ. FT. LOT

Historic price for a historic house. Unprecedented opportunity to own one of the Valley's largest flat lots, South of Ventura Blvd. Massive ancient oaks tower above this classic traditional architecture that evokes generations of well-heeled living. Large scale rooms with indoor/outdoor flow make this ideal for impressive entertaining opportunities. Revel in your family and friends enjoying this park within the city.

OFFERED AT \$3,999,000  
17085RANCHO.COM

CRAIG KNIZEK  
818.618.1006

BILLY ROSE  
424.230.3702

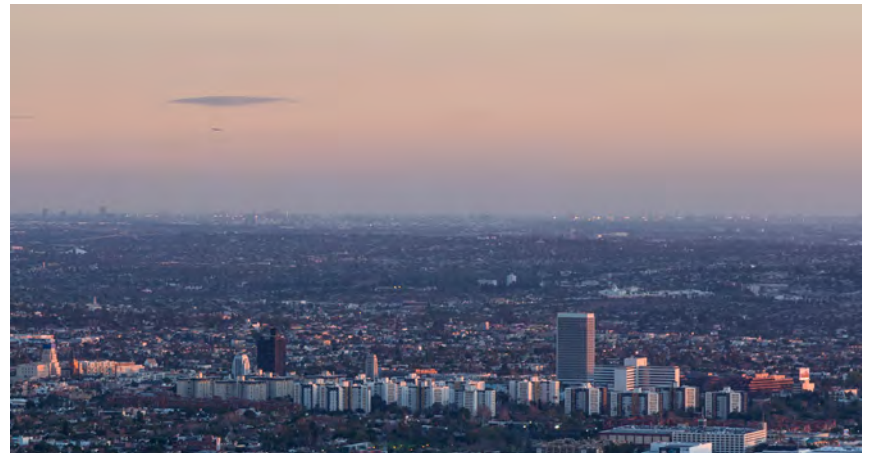
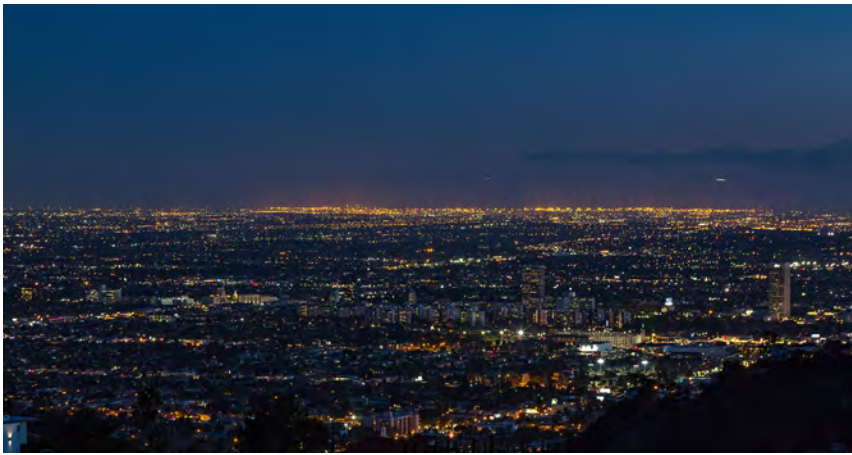


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THEAGENCYRE.COM







# 2425 MOUNT OLYMPUS DRIVE

SUNSET STRIP

4 BEDROOMS | 4 BATHROOMS | 7,062 SQ. FT. | 264,769 SQ. FT. LOT

An extraordinary opportunity to acquire two parcels on over six acres sited behind a gated entrance with complete privacy, a dramatic approach and explosive views of the city and surrounding canyon. The Mount Olympus community offers a central location minutes from Laurel Canyon which serves as the main artery between the Sunset Strip and Studio City.

\*This property can be sold in conjunction with parcel #5565-020-030 for a total of \$1,000,000

**BLAIR CHANG**  
424.230.3703

**MAX NELSON**  
424.238.2482

**DANIEL STEVENSON**  
424.271.3344

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$6,495,000



An international associate of Savills

THEAGENCYRE.COM







# 3297 KEESHEN DRIVE

MAR VISTA

5 BEDROOMS | 5.5 BATHROOMS | 4,000 SQ. FT. | 5,529 SQ. FT. LOT

Another magnificent project completed by GME Development. Home features a large open layout, with 5 bedrooms, 5 full bathrooms, and 2 powder rooms. The home is a contemporary design that blends uniquely modern, and well appointed industrial elements that create a one of a kind warm design. Home features a 2000 sq. ft. rooftop deck with firepit and plenty of seating featuring incredible panoramic views of the city. Home is also fully smart home automated. Simply put home is in a class of its own.

MEIR KROLL  
310.341.4393

OPEN TUESDAY 11-2PM  
& TWILIGHT 5:30-7:30PM

NEW LISTING

OFFERED AT \$3,495,000

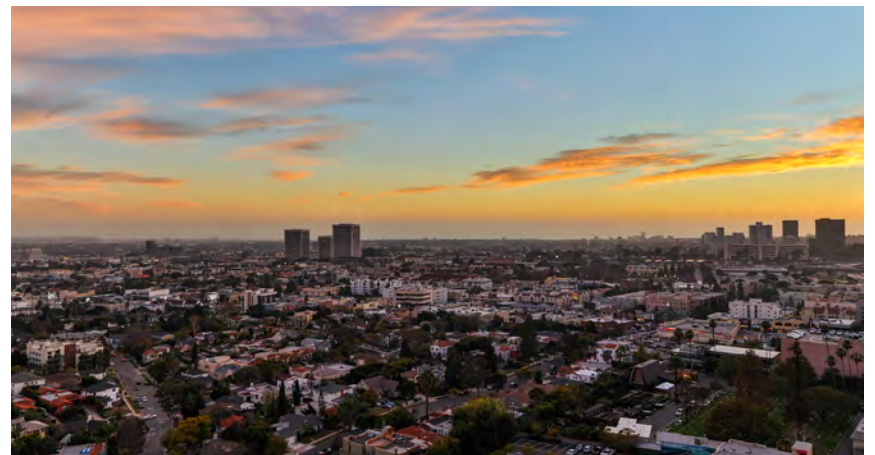


An international associate of Savills

THEAGENCYRE.COM







# 10776 WILSHIRE BOULEVARD #1804

LOS ANGELES

3 BEDROOMS | 5 BATHROOMS | 3,407 SQ. FT.

As you exit the elevator into your own private foyer a gracious living area awaits. The open floorplan is highlighted by breathtaking city and ocean views. Recently remodeled, this spacious unit features a gourmet kitchen with top of the line appliances, master suite with dual baths and an expansive walk-in closet. Two additional bedroom suites, powder and laundry rooms plus smart home technology complete this magnificent unit.

**BLAIR CHANG**  
424.230.3703

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$4,800,000



An international associate of Savills

THEAGENCYRE.COM





# FINAL HOME REMAINING

2 BEDROOM + 2.5 BATH | \$2,595,000



## THE CARLYLE RESIDENCES

ACCESSORY STUDIOS AVAILABLE, STARTING AT \$235,000

310.209.0000 | [THECARLYLERESIDENCES.COM](http://THECARLYLERESIDENCES.COM)

ACCESSORY STUDIOS AVAILABLE ONLY UPON PURCHASE OF A RESIDENCE

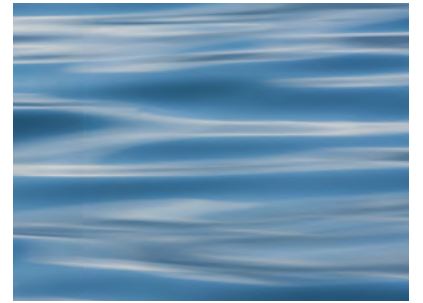
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ELADGROUP

  
THE AGENCY



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# THE RESIDENCES AT CARBON BEACH

## INTRODUCING RESIDENCE ONE

Our newest model home showcases sophisticated contemporary style, breezy open-concept design, sweeping ocean views and a plush, expansive rooftop terrace — the ultimate setting for seaside lounging, dining and entertaining. Only six residences remain available within this exquisitely private enclave nestled steps away from Malibu's famed "Billionaire's Beach."

**Offered at \$3,875,000 | 2.5% Broker Commission**

**3 Bed | 3.5 Bath | 3,212 Interior Sq. Ft. | 5,748 Total Sq. Ft.**

**310.698.7889 | [Carbon-Beach.com](http://Carbon-Beach.com)**

**SOCAL**  
HOLDINGS







**Janelle Friedman**  
CalBRE#: 00991146  
310.850.3635  
janelle.friedman@sothebyshomes.com



**Victoria Risko**  
CalBRE#: 01033692  
310.882.0246  
victoria.risko@sothebyshomes.com

PACIFIC PALISADES BROKERAGE | 310.454.0080  
BEVERLY HILLS BROKERAGE | 310.724.7000  
sothebyshomes.com/losangeles

#### BEVERLY HILLS

1031 Cove Way  
Web: 0343876 | MLS: 16-982861  
4 br, 5 ba | Interior: 4,971 sq.ft. (approx)  
Offered at **\$7,999,000 or \$27,500/mo**

Rare opportunity to own a chic 1-story pied-à-terre built in 2004 or create a major estate on one of the best streets north of Sunset and just moments from the Beverly Hills Hotel. Open floor plan with expansive rooms, high ceilings, and fabulous scale and volume. Large foyer inviting into a warm and sophisticated great room with soaring ceiling and natural light. Spacious gourmet kitchen and adjacent family room include wet bar and walk-in wine cellar. Main living area and main bedrooms are connected by a gallery walkway. Step-down living room and seductive master suite both open to the sunny courtyard pool, excellent for resort-style living and entertaining. Move right in or develop to take advantage of this impressive site and approximate 136' of frontage.





# LUXURY LEASES IN BH



**OPEN TUES 11-2 | FOOD TRUCK**   
**131 S MAPLE DRIVE, BEVERLY HILLS**

Welcome to Beverly Hills Luxury Living at its best! Newly Remodeled 1, 1+den, 2 bedroom floor plans that are spacious, open and bright. Top of the line finishes, hardwood floors, high ceilings and stainless steel appliances. Walking distance to Rodeo shops, restaurants and Beverly Hills schools. We can do flexible lease terms and furnished for additional fee.

**Price: \$3,750 - \$10,000/month**  
**3% Commission**



**Nicole Contreras**  
nicole.contreras777@gmail.com  
www.nicolecontreras.com  
cell: 310.614.4952  
office: 310.888.3332  
bre#:01512844





# 13167 Boca de Canon Lane, Brentwood



Open Tuesday March 1<sup>st</sup> from 11-2

5bd/6.5ba | Guest House | 7,368± sq ft | 32,000± sq ft lot

Offered at \$11,995,000 | [www.BocaDeCanonLane.com](http://www.BocaDeCanonLane.com)

Susan Stark, Gibson International | 310.345.7450

Joan Caplis, Coldwell Banker | 310.748.2208



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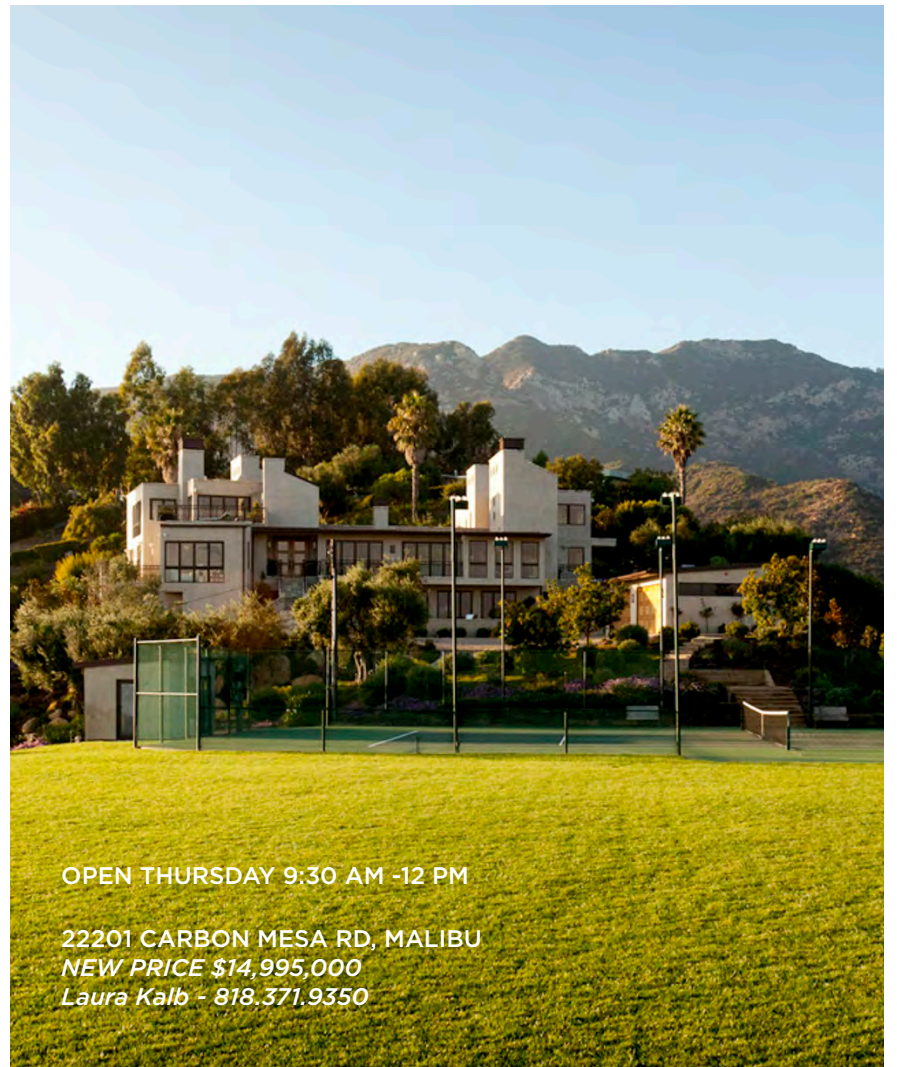


MUST RSVP TO:  
RODRIGO@HILTONHYLAND.COM  
20 MINUTE TOUR



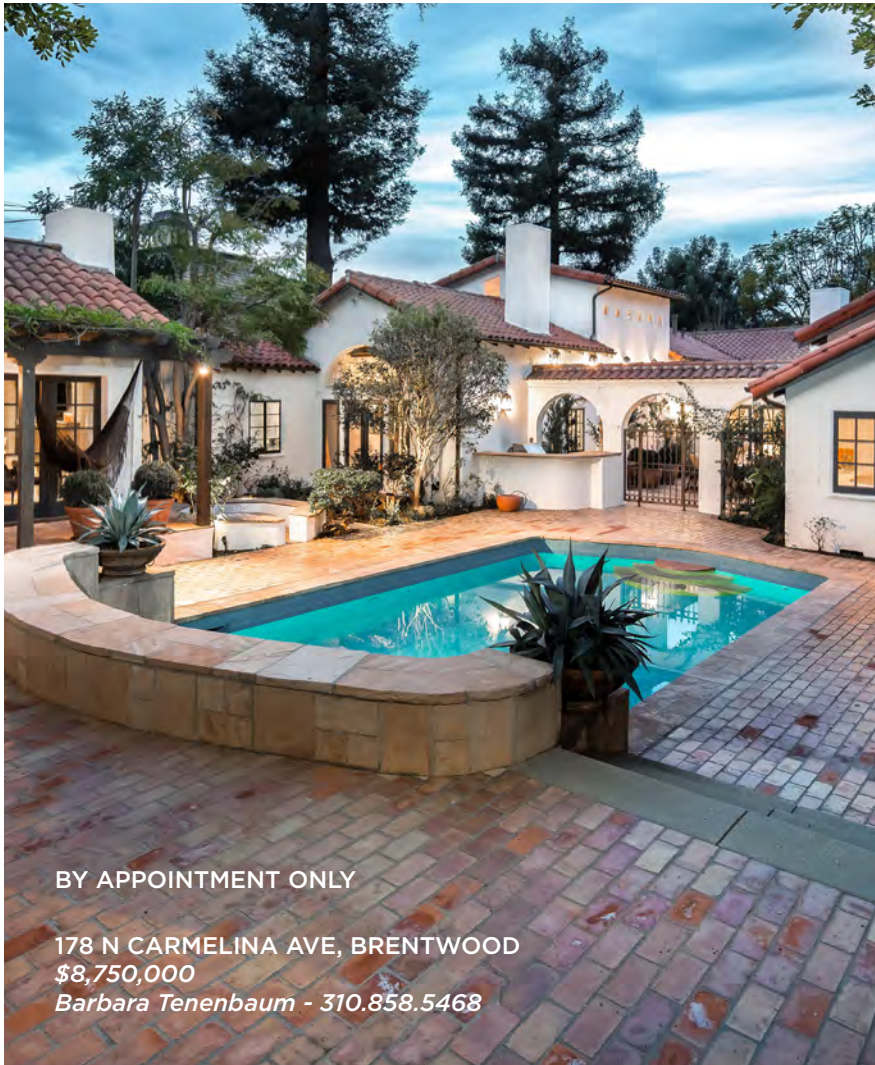
OPEN TUESDAY 11-2

16421 PACIFIC COAST HIGHWAY, PACIFIC PALISADES  
\$25,000,000  
Rodrigo Iglesias, Helena Deeds - 310.699.3435



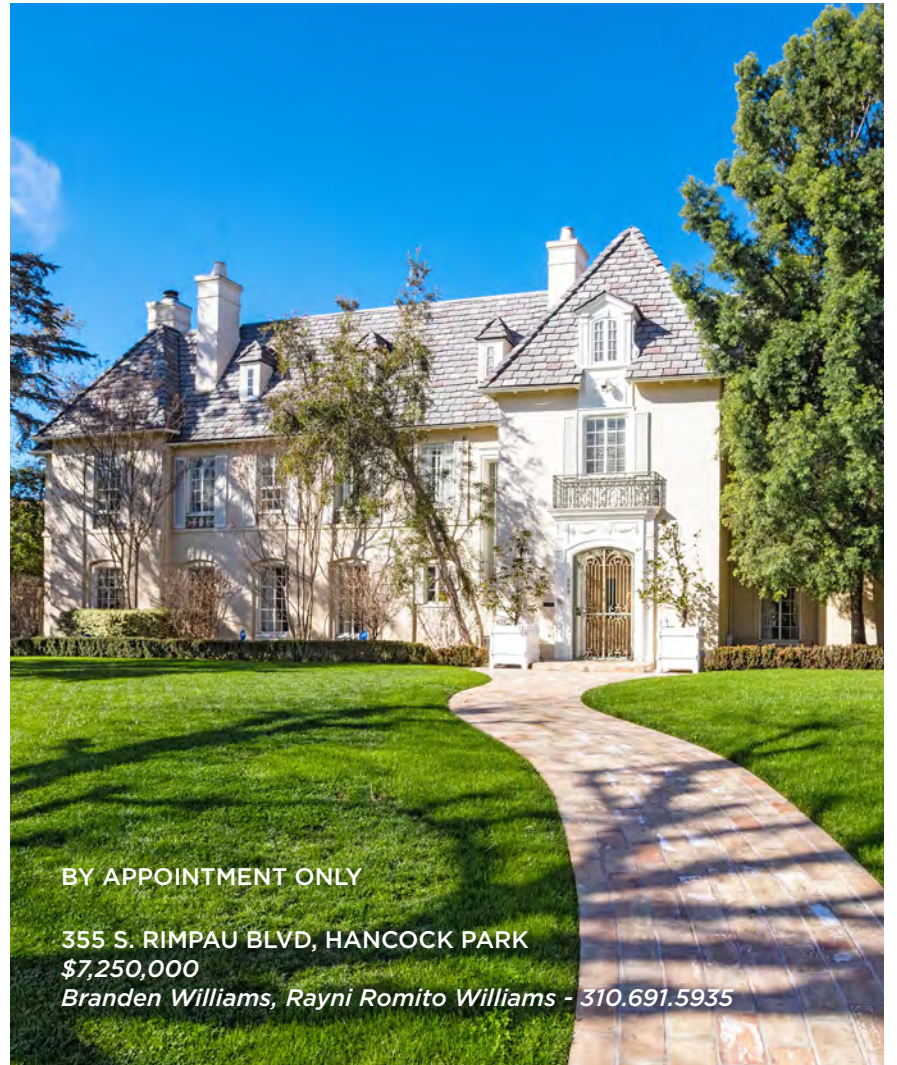
OPEN THURSDAY 9:30 AM -12 PM

22201 CARBON MESA RD, MALIBU  
NEW PRICE \$14,995,000  
Laura Kalb - 818.371.9350



BY APPOINTMENT ONLY

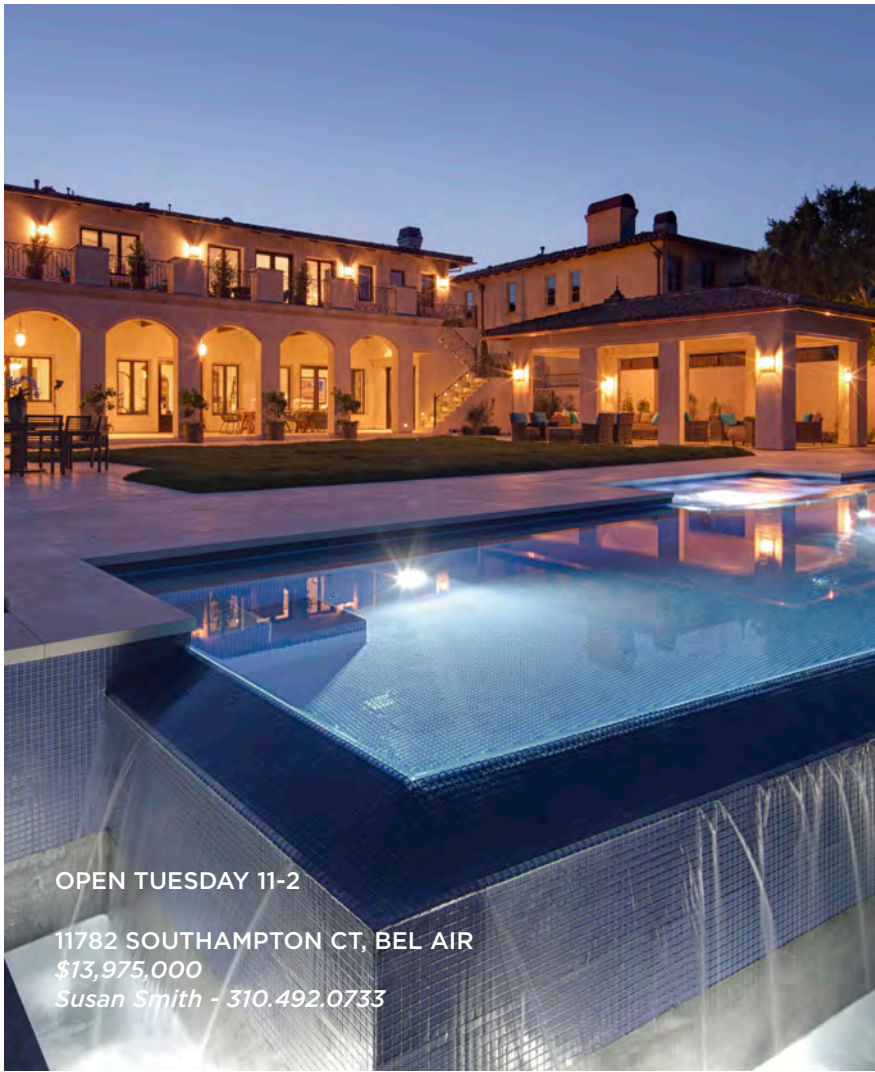
178 N CARMELINA AVE, BRENTWOOD  
\$8,750,000  
Barbara Tenenbaum - 310.858.5468



BY APPOINTMENT ONLY

355 S. RIMPAU BLVD, HANCOCK PARK  
\$7,250,000  
Branden Williams, Rayni Romito Williams - 310.691.5935





OPEN TUESDAY 11-2

11782 SOUTHAMPTON CT, BEL AIR  
\$13,975,000  
Susan Smith - 310.492.0733



BY APPOINTMENT ONLY

144 N WOODBURN DR, BRENTWOOD  
\$13,000,000  
Gary Gold - 310.858.5411



OPEN TUESDAY 11-2

9006 THRASHER AVE, SUNSET STRIP  
\$13,950,000  
Jeff Hyland - 310.278.3311



HILTON & HYLAND  
CHRISTIE'S  
INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

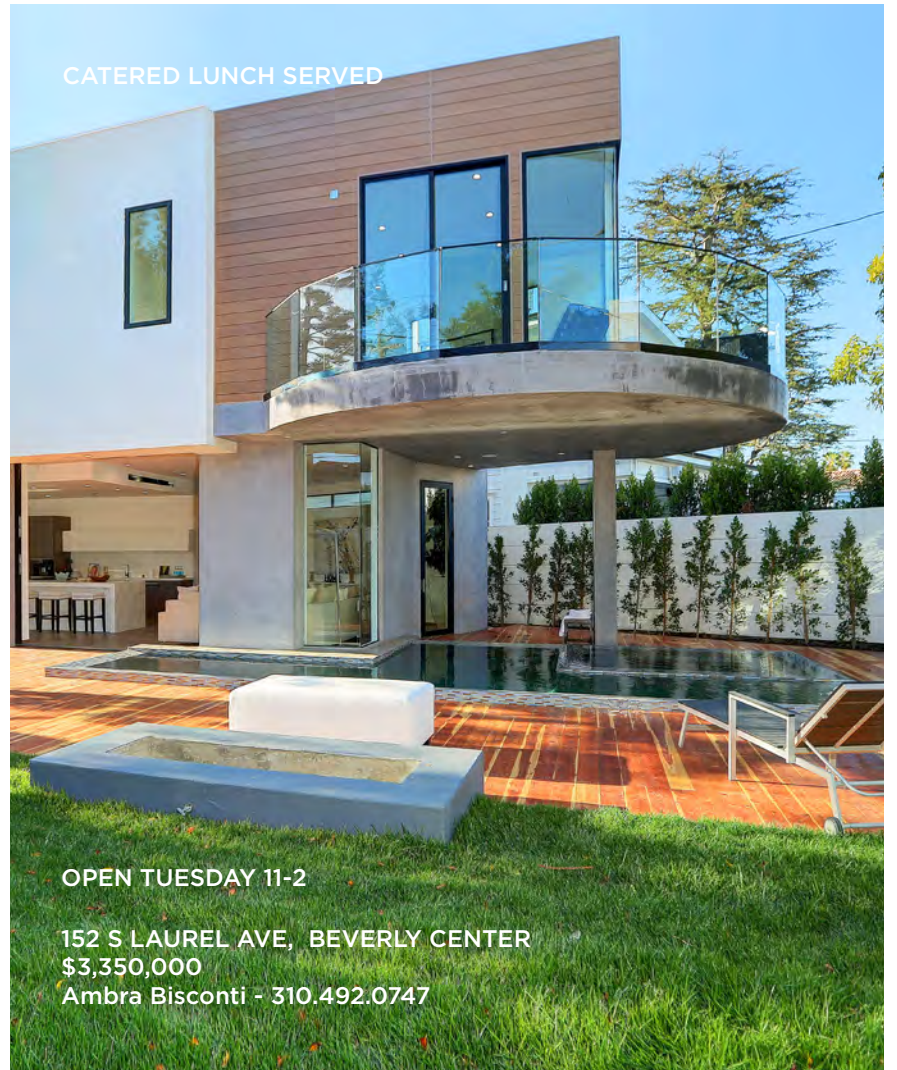
250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311





OPEN TUESDAY 10-1

5350 JESSEN DR, LA CANADA/FLINTRIDGE  
\$3,895,000  
Aren Afsharian - 310.200.9323



OPEN TUESDAY 11-2

152 S LAUREL AVE, BEVERLY CENTER  
\$3,350,000  
Ambra Bisconti - 310.492.0747



OPEN TUESDAY 11-2

3709 TILDEN AVE, PALMS  
\$1,245,000  
Bjorn Farrugia, Alphonso Lascano - 424.253.5489



BY APPOINTMENT ONLY

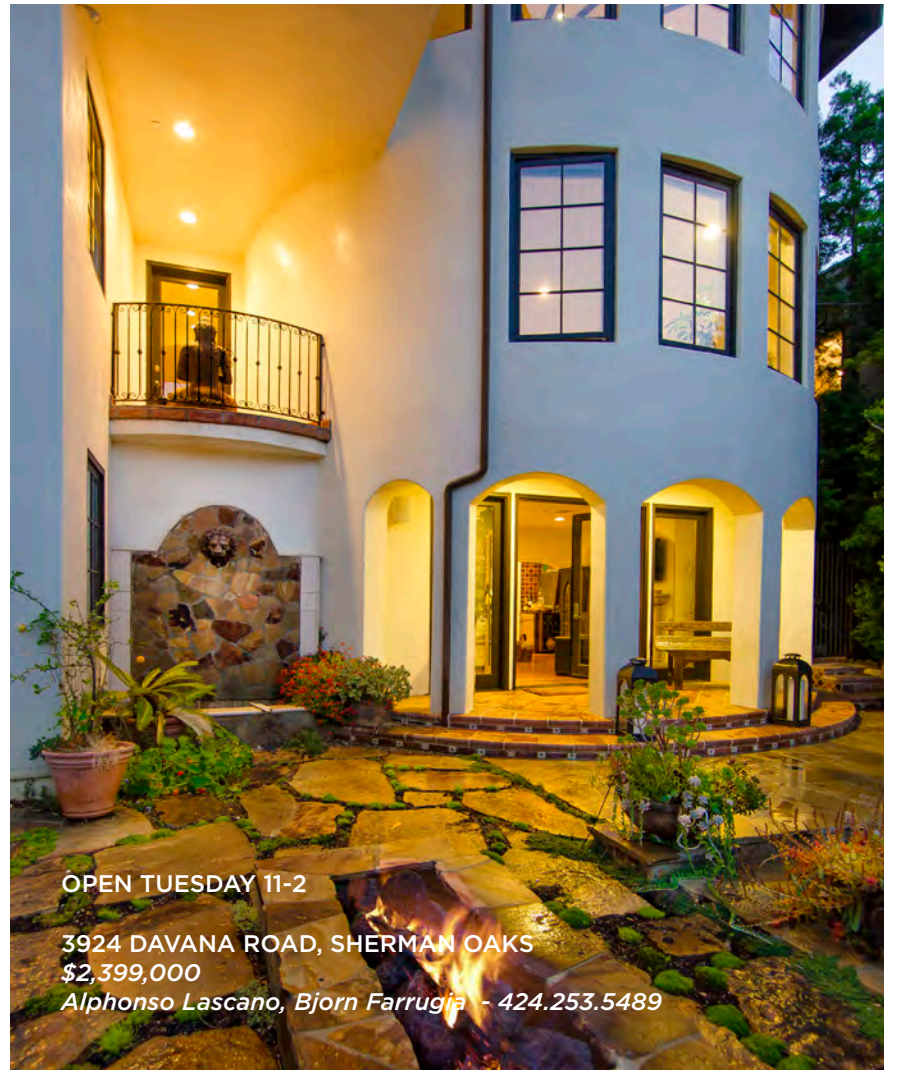
419 ST CLOUD RD, BEL-AIR  
LEASE \$45,000 /MO  
Laura Kalb - 818.371.9350





OPEN TUESDAY 11-2

447 S BEVERWIL DR, BEVERLY HILLS  
 \$2,399,000  
 Susan Smith - 310.492.0733



OPEN TUESDAY 11-2

3924 DAVANA ROAD, SHERMAN OAKS  
 \$2,399,000  
 Alphonso Lascano, Bjorn Farrugia - 424.253.5489



**SUBJECT**  
 66.63 ac

BY APPOINTMENT ONLY

LAS VEGAS DEVELOPMENT OPPORTUNITY  
 \$95,000,000  
 Laura Kalb, Rick Hilton - 818.371.9350



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 CHRISTIE'S  
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HILTONHYLAND.COM

250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311



# 1895

RISING GLEN

\$19,750,000



OPEN TUESDAY 11-2

STEPHEN RESNICK

310.210.5048

STEPHEN@SRESNICK.COM

JONATHAN NASH

424.230.6088

JONATHAN@HILTON-HYLAND.COM

**HH** HILTON & HYLAND





RESNICK  
& NASH





OPEN TUESDAY 11-2 | CATERED LUNCH SERVED  
**152 S LAUREL AVE, BEVERLY CENTER**  
OFFERED AT \$3,350,000

Architectural Stunner | 4 BD - 4.5 BA - 3,800sf  
Setting the tone for what a work of art smart home looks like.



**AMBRA BISCONTI**  
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**OPEN TUESDAY 11-2**

**MUST RSVP TO  
RODRIGO@HILTONHYLAND.COM**

**ALLOW 20 MINUTES  
TO TOUR THE PROPERTY**

## **LARGEST RESIDENTIAL PROPERTY SOUTH OF SUNSET BLVD**

**16421 PCH, PACIFIC PALISADES \$25,000,000**

**33 ACRES ZONED RESIDENTIAL/AGRICULTURAL | 8 HORSE STALLS, LARGE PASTURES AND MILES OF TRAILS  
3BD+2BA HOME | APPROX 600 FT FRONTAGE ON WILL ROGERS BEACH | 16 LOTS**



*Exceptional Coastline Properties*  
**RODRIGO IGLESIAS & HELENA DEEDS**  
310.699.3435

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GEOLOGY AND SURVEY AVAILABLE  
**9006 THRASHER AVE, SUNSET STRIP**  
OFFERED AT \$13,950,000  
Development Opportunity on .41 acres of land. Site sits on the Front Row of Thrasher.



**JEFF HYLAND**  
310.278.3311



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**PRICED TO SELL**  
OPEN TUESDAY 11-2



**9233 SWALLOW DR | SUNSET STRIP**  
**NOW OFFERED AT \$16,495,000**

*NEW CONSTRUCTION | COMPLETED OCTOBER 2015*  
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310.560.6164



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# 1865 CARLA RIDGE

TROUSDALE ESTATES

\$13,495,000

OPEN TUESDAY 11-2



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ESTATES

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RAYNI WILLIAMS  
310.691.5935

JONAH WILSON  
310.858.5465

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616 N BEVERLY DR, BEVERLY HILLS  
\$30,000,000  
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25067 JIM BRIDGER RD, HIDDEN HILLS  
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JIMBRIDGERRD.COM



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310.858.5402 | BRETT@BRETTLAWYER.COM



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2 NEW LISTINGS | OPEN TUESDAY



OPEN TUESDAY & FRIDAY 11-2

3924 DAVANA RD, SHERMAN OAKS | \$2,399,000

3924DAVANA.COM



OPEN TUESDAY 11-2

3709 TILDEN AVE, PALMS | \$1,245,000

3709TILDEN.COM

ALPHONSO  
BJORN  
ALPHONSOBJORN.COM  
424.253.5489

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OPEN TUESDAY 11-2

8952 ST. IVES DR, SUNSET STRIP

\$6,395,000

Frank Gehry's St. Ives residence. This modern retreat is hidden down a long gated drive on a rare street-to-street lot among the coveted bird streets, just above the Sunset Strip. The captivating architecture boasts extraordinary light and scale throughout. A two-year, multi-million dollar renovation was just completed with exquisite craftsmanship and attention to detail. The spectacular pool and surrounding terraces are perfect for entertaining and lounging. Sophisticated open floor plan on multiple levels includes a family room and chef's kitchen with adjacent dining terraces, 3 bedrooms and 3 1/2 full baths. A magnificent master suite commands the entire upper level and boasts wall-to-wall picture windows with heart stopping, downtown-to-ocean views. A very special offering and rare opportunity.

**JONAH WILSON**  
310.858.5465  
JONAH@JONAHWILSON.COM

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21830 PACIFIC COAST HWY

CARBON BEACH - MALIBU

OPEN THURSDAY 9:30 - 11:45

\$14,500,000



WILLIAMS  WILLIAMS  
ESTATES

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SANDRO DAZZAN

www.SandroDazzan.com | 310.317.9348







# BEL AIR ESTATE



## 457 CUESTA WAY OPEN TUES 11-2 | REFRESHMENTS SERVED

Spectacular 1.3 acre estate w/long driveway at the end of a cul-de-sac in prime Bel Air location w/sensational views from city to ocean. 6B+7B home w/9,250sqft rebuilt by famed architect Jann Williams. Seller has approved plans for remodel & addition to 11,250sqft. Expansive lot offering the possibility for development w/approved zoning & completion of plans for park-like grounds w/pool, guest house, underground garage & secondary entrance from Bel Air Rd. Properties in these trophy locations are rare, this is a great opportunity to own in this coveted area!

**Proudly Offered at \$15,888,888**



**Myra Nourmand**

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eric@smilayproperties.com

www.smilayproperties.com

office: 310.888.3336

bre #: 01710731



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**NEW  
PRICE**

## **BRENTWOOD | OPEN HOUSE TUESDAY 11-2 RSVP REQUIRED**

400 N. BRISTOL AVENUE | 5 BEDROOMS | 7 BATHROOMS | \$9,495,000

**JULIETTE HOHNEN**

323.422.7147

[juliette.hohnen@elliman.com](mailto:juliette.hohnen@elliman.com)

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# GREAT LOS ANGELES HOMES



## PALOS VERDES PENINSULA

Hacienda de la Paz | 9 Bedrooms | 25 Bath | \$53,000,000  
Josh Altman 310.819.3250  
Matthew Altman 323.791.9398



**OPEN TUESDAY 11-2 | RSVP REQUIRED**

## BRENTWOOD | PRICE REDUCTION

400 N. Bristol Avenue | 5 Bedrooms | 7 Baths | \$9,495,000  
Juliette Hohnen 323.422.7147



## PACIFIC PALISADES | PRICE REDUCTION

269 Bellino Drive | 6 Bedrooms | 6 Baths | \$8,395,000  
Tracy Tutor Maltas 310.722.2267



## BEVERLY HILLS

2305 Worthing Lane | 6 Bedrooms | 10 Baths | \$7,499,999  
Marshall Peck 323.497.3279



## BEVERLY HILLS | NEW LISTING

2670 Bowmont Drive | 7 Bedrooms | 10 Baths | \$7,495,000  
Josh Altman 310.819.3250  
Matthew Altman 323.791.9398



## HOLLYWOOD HILLS | PRICE REDUCTION

2649 La Cuesta Drive | 4 Bedrooms | 6 Baths | \$4,995,000  
Josh Altman 310.819.3250  
Matthew Altman 323.791.9398



## BRENTWOOD

12036 Benmore Terrace | 4 Bedrooms | 4 Baths | \$4,395,000  
Juliette Hohnen 323.422.7147



## CALABASAS | PRICE REDUCTION

5150 Garrett Court | 6 Bedrooms | 7 Baths | \$3,750,000  
Josh Altman 310.819.3250  
Matthew Altman 323.791.9398



## BIRD STREETS

9306 Warbler Way | 3 Bedrooms | 3 Baths | \$3,395,000  
Juliette Hohnen 323.422.7147

**WEST COAST HEADQUARTERS**  
150 EL CAMINO DRIVE | BEVERLY HILLS, CA | 310.595.3888

**ELLIMAN.COM/CALIFORNIA**



# DON'T FIND THEMSELVES



## HOLLYWOOD HILLS | NEW LISTING

2067 Mount Olympus Drive | 3 Bedrooms | 3 Baths | \$2,995,000  
 Josh Altman 310.819.3250  
 Matthew Altman 323.791.9398



## WESTWOOD | PRICE REDUCTION

10795 Wilshire Blvd. PH 502 | 3 Bedrooms | 4 Baths | \$2,595,000  
 Tracy Tutor Maltas 310.722.2267



## SUNSET STRIP

1687 Marmont Avenue | 3 Bedrooms | 3 Baths | \$2,499,000  
 Juliette Hohnen 323.422.7147



## SUNSET STRIP

1444 Queens Road | 3 Bedrooms | 3 Baths | \$2,449,000  
 Jim Crane 310.855.4595 Connie Blankenship 310.994.6451



## SUNSET STRIP | NEW LISTING

8544 Franklin Avenue | 3 Bedrooms | 3 Baths | \$2,199,000  
 Heather Bilyeu 310.924.4664



**OPEN TUESDAY 11-2**

## SUNSET STRIP | NEW LISTING

8501 Hollywood Boulevard | 4 Bedrooms | 5 Baths | \$2,149,000  
 Heather Bilyeu 310.924.4664



## BEVERLY GROVE

510 N. Edinburg Avenue | 4 Bedrooms | 3 Baths | \$1,788,000  
 Jim Crane 310.855.4595 Connie Blankenship 310.994.6451



## WOODLAND HILLS | NEW LISTING

4510 Winnetka Avenue | 3 Bedrooms | 3.5 Baths | \$1,199,000  
 Jamie Thompson 310.430.4307



**BY APPOINTMENT ONLY**

## BEL AIR | NEW LEASE

11688 Moraga Lane | 6 Bedrooms | 7.5 Baths | \$35,000 per month  
 Tracy Tutor Maltas 310.722.2267



# THE ALTMAN BROTHERS



## PALOS VERDES PENINSULA | BY APPOINTMENT ONLY

HACIENDA DE LA PAZ | 9 BEDROOMS | 25 BATHS | ~8 ACRES | \$53,000,000

### ARCHITECTURAL TRIUMPH WITH PANORAMIC VIEWS

One of the most celebrated architectural masterpieces in North America, Hacienda de la Paz is situated on 8 majestic acres at the crest of the Palos Verdes Peninsula. Designed by world renowned Spanish architect Rafael Manzano Martos and reimagined as a 19th century Andalusian estate, the Hacienda is both a tranquil retreat for intimate family life and a grandiose setting for large-scale entertaining. The 18th century Neoclassical ballroom is one of California's largest while the 10th century hamam features a spa experience that rivals the finest resorts in the world. Capturing magnificent ocean, mountain and city views, Hacienda de la Paz is surrounded by immaculately manicured grounds and nestled within the only guard-gated city in America, Rolling Hills - a blissfully quiet coastal community minutes from the heart of Los Angeles. From the awe-inspiring architecture to the idyllic acreage, Hacienda de la Paz is undeniably a real estate rarity and one of the world's most unique private estates.

**JOSH ALTMAN**  
310.819.3250

**MATTHEW ALTMAN**  
323.791.9398

**SANTIAGO ARANA**  
310.855.4595

**MAURICIO UMANSKY**  
310.994.6451

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REAL ESTATE

 THE ALTMAN BROTHERS





# THE ALTMAN BROTHERS



## OPEN HOUSE TUESDAY 11-2

8501 HOLLYWOOD BLVD | SUNSET STRIP | 4 BEDROOMS + GUEST HOUSE | 5 BATHS | \$2,149,000

### HOLLYWOOD HILLS CONTEMPORARY ENTERTAINER

Masterfully reimagined and rebuilt in 2011, this contemporary entertainer's home features 4 bedrooms, 4.5 bathrooms, detached guesthouse, lushly landscaped terrace and views of the city lights. The private and gated Sunset Strip home boasts tranquility, fine design and low maintenance living. Beautiful oversized master suite with walk-in closet, large master bath and 2 private balconies overlooking the city. Two additional junior master suites, a guest room and a detached guest unit with private bathroom & entrance-great for a gym, office or guest. Open floor plan for an effortless indoor & outdoor flow with beautiful views to complete the perfect California living and entertaining lifestyle. Conveniently located from Sunset Plaza and Chateau Marmont.

**AB** THE ALTMAN BROTHERS

#### HEATHER BILYEU

310.924.4664 | Heather@HeatherBilyeu.com

#### JOSH & MATTHEW ALTMAN

310.819.3250 | Josh@TheAltmanBrothers.com

[THEALTMANBROTHERS.COM](http://THEALTMANBROTHERS.COM)

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**NEW  
PRICE**

## **PACIFIC PALISADES | SHOWN BY APPOINTMENT**

269 BELLINO DRIVE | 6 BEDROOMS | 5.5 BATHROOMS | \$8,395,000


**TRACY TUTOR MALTAS**

310.722.2267

[tracy.maltas@elliman.com](mailto:tracy.maltas@elliman.com)

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**NEW  
LEASE**

## **BEL AIR | SHOWN BY APPOINTMENT**

11688 MORAGA LANE | 6 BEDROOMS | 7.5 BATHROOMS | \$35,000 PER MONTH

**TRACY TUTOR MALTAS**

310.722.2267

tracy.maltas@elliman.com

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\$ 7,900,000

5 BED 8 BATH

1260

LAGO VISTA DR  
BEVERLY HILLS

ADAM ROSENFELD  
310.595.5915  
adam@mercervine.com

KYLE GIESE  
310.975.5838  
kyle@mercervine.com

TYRONE MCKILLEN  
310.492.0711  
tyrone@plusdevelopmentgroup.com



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310.492.0711  
tyrone@plusdevelopmentgroup.com

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# 9230 ROBIN DRIVE LOS ANGELES

\$ 11,495,000 | 7 BED 12 BATH

MERCERVINE

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# 1241 LOMA VISTA

BEVERLY HILLS

\$ 6,400,000 | 5 BED 6 BATH



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310.492.0711  
tyrone@plusdevelopmentgroup.com

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calbre# 01978797 | AR 01918229 | KG 01915855 | TM 01915539





MERCER VINE  HILTON & HYLAND

1231 SHADOW HILL | BEVERLY HILLS  
\$ 11,900,000 | 6 BED 12 BATH



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kyle@mercervine.com

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